



CITY OF MORGAN HILL
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236
Website Address: www.morgan-hill.ca.gov / Email: General@ch.morgan-hill.ca.gov

PLANNING COMMISSION

TUESDAY, APRIL 25, 2006

CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA

COMMISSIONERS

CHAIR RALPH LYLE
VICE-CHAIR ROBERT J. BENICH
COMMISSIONER H. GENO ACEVEDO
COMMISSIONER SUSAN KOEPP-BAKER
COMMISSIONER MIKE R. DAVENPORT
COMMISSIONER ROBERT L. ESCOBAR
COMMISSIONER JOSEPH H. MUELLER

REGULAR MEETING - 7:00 P.M.

*** A G E N D A ***

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes*

DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH

PLANNING COMMISSION AGENDA

APRIL 25, 2006

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GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: April 11, 2006

PUBLIC HEARINGS:

- 1) **GENERAL PLAN AMENDMENT, GPA-06-01/ZONING AMENDMENT, ZA-06-02: LAUREL-TRADER JOE'S:** Request to amend the General Plan land use designation from Multi-family Low (5-14 units/acres) to Commercial, and rezoning from R-2 3,500 to CG (General Commercial) for an approximately 13,500 sf specialty grocery store to be located on a 2.66-acre parcel adjacent to and northerly of the Laurel Rd/Walnut Grove Dr. intersection. (APN 726-43-006)

Recommendations: Open Public Hearing/Approve Mitigated Negative Declaration/Adopt Resolutions for the general plan and zoning amendments, with recommendation to forward to the City Council for approval.

- 2) **REVIEW OF FISCAL YEAR 2006/2007 - 2010/2011 CAPITAL IMPROVEMENTS PROGRAM (CIP)FOR CONSISTENCY WITH GENERAL PLAN:** The Commission is requested to review the draft Five-Year Capital Improvements Program (CIP) for consistency with the Adopted 2001 General Plan.

Recommendation: Adopt Resolution, with recommendation to forward to the City Council for approval.

- 3) **RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDOS) QUARTERLY REPORT:** Quarterly review of the progress of residential projects that have been awarded building allocations under the City's Residential Development Control System.

Recommendation: Approve report, with recommendation to forward to the City Council for approval.

- 4) **MULTI-FAMILY VACANCY RATE REPORT:** Bi-annual review of apartment vacancy rate as required in accordance to the Morgan Hill Municipal Code, Chapter 17.36.

Recommendation: Approval of Multi-Family Vacancy Rate Report by minute action, with recommendation to forward to the City Council for approval.

PLANNING COMMISSION AGENDA

APRIL 25, 2006

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TENTATIVE UPCOMING AGENDA ITEMS FOR THE MAY 9, 2006 MEETING:

- Vacation of Mira Lagos Drive
- UPA-80-07: Peak-St. John
- ZA-06-03: City of Morgan Hill-Non-Retail Commercial Zoning Text Amendment
- General Plan Update
- Report on CALTRANS Fencing Requirement

ANNOUNCEMENTS:

CITY COUNCIL REPORTS

ADJOURNMENT

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.



MEMORANDUM

To: PLANNING COMMISSION

Date: April 21, 2006

From: COMMUNITY DEVELOPMENT DEPARTMENT

**Subject: General Plan Amendment GPA-06-01: Laurel-City of Morgan Hill and
Zoning Amendment ZA-06-02: Laurel-City of Morgan Hill**

REQUEST Proposal to amend the General Plan land use designation from Multi-family Low (5-14 units/acres) to Commercial, and rezoning from R-2 3,500 (Medium Density Residential) to CG (General Commercial) for an approximately 13,500 square foot specialty grocery store to be located on a 2.66-acre parcel (APN 726-43-006) adjacent to and northerly of the Laurel Rd./Walnut Grove Dr. intersection.

RECOMMENDATION

Environmental Assessment:

Recommend City Council adoption of a Mitigated Negative Declaration.

Application, GPA-06-01:

Adopt a resolution recommending City Council approval of a change in land use designation to Commercial

Application, ZA-06-02:

Adopt a resolution recommending City Council approval of a change in zoning designation to General Commercial

Processing Deadline:

August 18, 2006

BACKGROUND

Last January, the Business Assistance and Housing Services Department filed these applications to facilitate construction of a *Trader Joe's* store on the subject parcel. City Council policy provides that General Plan Amendment requests are to be considered by the City Council during the months of April and October, with December 1st and June 1st as the respective filing

deadlines. The policy also allows a third floating date to be established upon initiation of the City Council or Planning Commission. On February 15, 2006, the City Council approved use of the floating date to expedite the entitlement process for the applicant whose goal is to open the store by Thanksgiving.

The vacant 2.66 acre parcel located northerly of the Laurel Road/Walnut Grove Drive intersection currently has a Multi-Family Low (5-14 du/ac) General Plan designation and is zoned R2-3,500 (Medium Density Residential). The site would yield a maximum of 37 units based on this designation. Surrounding land uses include a single-family residential neighborhood to the north, commercial development to the south and vacant parcels to the east and west. The vacant property to the west is designated and zoned for multi-family low residential uses. The vacant property to the east has a split General Plan and zoning designations with multi-family low residential to the north and commercial to the south. The commercially designated portion of the property to the east is part of the larger Walnut Grove Planned Unit Development/Highway Commercial zoning, which includes the auto dealership adjacent to the freeway and existing commercial development between Dunne and Laurel.

CASE ANALYSIS

General Plan Amendment

The proposed project requires a General Plan Amendment to a Commercial land use designation for the proposed 13,500 square foot specialty grocery store. The Commercial designation applies to approximately 454 acres within the city and is intended to allow a wide range of retail businesses, office uses and professional services. The Commercial designation is presently applied along arterial roadways west of 101 and along the eastern freeway frontage.

To change the land use designation on the property, the following General Plan goals and policies should be considered:

Land Use Element

Goal 7. A variety of housing types and densities available to all residents

Policy 7e. Provide for an adequate supply of multi-family housing, located convenient to shopping, services, and transportation routes.

Although approval of the General Plan amendment would remove the potential to construct up to 37 units of multi-family housing on the site, the vacant and underutilized sites with a multi-family residential low designation on either side of the parcel have the potential for almost 300 units, all of which are in close proximity to the commercial opportunities near the Dunne/Highway 101 intersection. Further, a General Plan amendment to facilitate a Trader Joe's store on this site would serve these residential parcels as they develop. From a broader perspective, according to a land use analysis performed in May of 2004, there were approximately 202 acres of vacant land with a Multi-Family Residential Low General Plan designation. Further, the loss of two and one-half acres of residentially designated land would be

more than off-set by the residential land being brought into the city through the island annexation efforts.

Goal 9. Sufficient and concentrated commercial uses

- Policy 9a. Encourage a variety of commercial and office development to meet the needs of city residents.
- Policy 9c. Encourage retail sales use at major intersections as the focus of clustered commercial development.

The subject parcel is in close proximity to existing commercial uses near the Dunne Avenue/Highway 101 intersection. Approval of the General Plan amendment would allow for a specialty grocery store that does not currently exist in the city.

Economic Development Element

Goal 1. A strong, stable and diverse economic base

- Policy 1b. Encourage retention and expansion of existing businesses, and attract new businesses that:
- Generate revenue to the City General Fund (such as retail and point-of-sale manufacturing)
 - Help provide greater fiscal strength and stability to the City of Morgan Hill add diversity t the local economy
 - Stimulate other businesses to develop in the area
 - Augment or provide a service/amenity presently needed or lacking in the community
 - Offer higher-paying, quality jobs for local residents

Approval of a General Plan amendment to accommodate a *Trader Joe's* store is consistent with the above policy.

Circulation Element

Map 4 of the Circulation Element delineates future construction of a two-lane connector road from Walnut Grove Drive to Diana Avenue near the project site. A few years ago, as part of a strategy to attract auto dealers on the parcels to the east, the City examined options to provide the connection. These options included not only the connection as shown in the General Plan, but also an option that would utilize the western portion of the subject parcel to connect with Diana Avenue between James Lex and Rosemary Lane(s). The site plan, as proposed, preserves both of those options.

Zoning

The proposed rezoning would change allowed uses from R2-3,500 (Medium Density Residential) to CG (General Commercial). The CG District is intended to create and maintain major commercial areas accommodating a broad range of office, retail sales and other

commercial activities of community-wide significance. Retail uses such as grocery stores are principally permitted in this district.

Environmental Review

An Initial Study has been prepared which examines impacts at both the program level, as well as at the project level. This is necessary because the project includes an amendment to the General Plan and zoning (i.e. program level analysis), as well as site development (project level analysis). The required 20-day public review period began on April 11th and concludes on May 1st. The study discusses the proposed project in detail, evaluates all potential impacts, and proposes mitigation measures to reduce impacts to less-than-significant levels. Mitigation measures are applied to the following impact areas:

- Air Quality (construction-related)
- Biological (burrowing owls/nesting raptors)
- Cultural Resources
- Hydrology and Water Quality
- Noise (construction-related)
- Traffic (cumulative)

While most of the mitigation measures are fairly standard, the traffic consultant identified an impact that would occur to the Dunne Avenue and Walnut Grove Drive intersection under 2025 General Plan buildout conditions. The proposed mitigation is to provide an additional southbound left turn lane and to combine the southbound through and right turn lane. It should be noted that the traffic analysis prepared in conjunction with the 2001 General Plan proposed a slightly different improvement for this leg of the intersection with one left turn lane, one through lane, and one right turn lane. Although the mitigation measure proposed for this project differs from the General Plan model, the additional second left turn lane would maintain the same number of lanes on the north leg as identified in the General Plan analysis. This improvement is therefore covered under the City's traffic impact mitigation fee program.

All mitigation measures identified in the attached Mitigated Negative Declaration will be applied as conditions of approval for the Site Review permit.

RECOMMENDATION

The proposed General Plan Amendment request can be supported since it is consistent with the applicable General Plan policies of the Community Development, Economic Development and Circulation Element(s), as discussed above. Staff recommends that the Commission forward a recommendation to the City Council for adoption of the Mitigated Negative Declaration and approval of the General Plan and Zoning Amendment requests, by adopting the attached resolutions.

Attachments:

1. Mitigated Negative Declaration
2. Resolution Recommending City Council Approval of the General Plan Amendment
3. Resolution Recommending City Council Approval of the Rezoning



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236
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MITIGATED NEGATIVE DECLARATION

I. DESCRIPTION OF PROJECT

Date: April 7, 2006
APN: 726-43-006

Application #: GPA-06-01, ZA-06-02, SR-06-05, EA-06-04

Project Title: Laurel-Trader Joe's General Plan Amendment and Rezoning

Project Location: The project site is located on the north side of Laurel Road at Walnut Grove Drive in the City of Morgan Hill.

Project Proponent(s):

General Plan/Rezoning:

Site Review:

City of Morgan Hill
Business Assistance and Housing Services
C/O Joyce Maskell
17555 Peak Avenue
Morgan Hill, CA 95037
408.776.7373

Trader Joe's
C/O Dave Hetzel
P.O. Box 5049
Monrovia, CA 91017
626.599.3776

Project Description: The proposed project is the development of a 13,500 square foot specialty grocery store on a 2.66 acre site on the north side of Laurel Road at Walnut Grove Drive in the City of Morgan Hill. The project also includes an amendment to the Morgan Hill General Plan and rezoning of the site.

The proposed General Plan amendment would change the land use designation on the site from *Multi-Family Low (5-14 du/ac)* to *Commercial*. The proposed rezoning would change allowed uses from *R2-3,500 (Medium Density Residential)* to *CG General Commercial*. Uses permitted in the *CG General Commercial District* include retail stores, restaurants, offices, personal services, day care centers and nursery schools.

The proposed specialty grocery store building would be one story in height and would be set back 25 feet from Laurel Road and approximately 290 feet from the closest residential property line on James Lex Lane. The proposed loading dock on the east side of the building would be approximately 38 feet from the property line. The loading area would be bordered by approximately 15 feet of landscaping, a 25 foot wide second access driveway, and a five foot wide strip of landscaping along the eastern property line. The main access driveway from Walnut Grove Drive and landscaping adjacent to parking spaces would border the western boundary. A stormwater detention area would be located between the proposed parking lot and existing residences to the north.

II. DETERMINATION

In accordance with the City of Morgan Hill procedures for compliance with the California Environmental Quality Act (CEQA), the City has completed an Initial Study to determine whether the proposed project may have a significant adverse effect on the environment. On the basis of that study, the City makes the following determination:

- Although the project, as proposed, could have had a significant effect on the environment, there will not be a significant effect in this case because mitigation measures are included in the project; therefore, this **MITIGATED NEGATIVE DECLARATION** has been prepared.

III. CONDITIONS (Mitigation and Avoidance Measures):

A. *Air Quality:*

The following measures will be implemented by the project, in conformance with permit requirements of grading and building permits issued by the City of Morgan Hill:

- Water all active construction areas at least twice daily.
- Cover all trucks hauling soil, sand, or other loose materials or require all trucks to maintain at least two feet of freeboard.
- Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.

B. *Biological Resources:*

Burrowing Owls

The developer shall participate in the Citywide Burrowing Owl Habitat Mitigation Plan, a mitigation program acceptable to the California Department of Fish and Game. In conformance with the City's Burrowing Owl Habitat Mitigation Plan, the project proposes the following measures to avoid direct and indirect impacts to burrowing owls:

- Pre-construction surveys to determine if burrowing owls are present within the footprint of the proposed grading area, no more than 30 days prior to initiation of any construction-related activities.
- Should burrowing owls be found on the site during the breeding season (February 1 through August 31), exclusion zones with a 250-foot radius from occupied burrows, shall be

established. All project-related activities shall occur outside of the exclusion area until the young have fledged.

- If preconstruction surveys are conducted during the non-breeding season and burrowing owls are observed on the site, the owls may be relocated upon approval of the California Department of Fish and Game once mitigation has been provided.
- The City of Morgan Hill has adopted a fee program that funds setting aside or managing Preserve Land to provide habitat for burrowing owls. Providing habitat for burrowing owls elsewhere offsets indirect and cumulative impacts from the loss of foraging and nesting habitat in the City during the current General Plan planning horizon. Prior to issuance of a building permit, the project applicant shall pay the Burrowing Owl Fee of \$1,076/acre for a commercial project to offset the cost of implementing the Citywide Burrowing Owl Habitat Mitigation Plan.

Nesting Raptors

The following mitigation measures will avoid adverse impacts to individual nesting raptors:

- Removal of the pine trees, as part of a proposed development, could be scheduled between October and December (inclusive) to avoid the raptor nesting season and no additional surveys would be required.
- If removal of the pine trees would take place between January and September, a pre-construction survey for nesting raptors shall be conducted by a qualified ornithologist to identify active nesting raptor nests that may be disturbed during project implementation. Between January and April (inclusive) pre-construction surveys shall be conducted no more than 14 days prior to the initiation of construction activities or tree relocation or removal. Between May and August (inclusive), pre-construction surveys shall be conducted no more than thirty (30) days prior to the initiation of these activities. The surveying ornithologist shall inspect all trees in and immediately adjacent to the construction area for raptor nests. If an active raptor nest is found in or close enough to the construction area to be disturbed by these activities, the ornithologist shall, in consultation with the State of California, Department of Fish & Game (CDFG), designate a construction-free buffer zone (typically 250 feet) around the nest until the end of the nesting activity.

The applicant shall submit a report indicating the result of the survey and any designated buffer zones to the satisfaction of the Department of Community Development, Planning Division prior to the issuance of any grading or building permit.

C. Cultural Resources:

The following standard mitigation and avoidance measures are included in the project to reduce potential cultural resource impacts to a less than significant level, in the unlikely event cultural materials are found during site grading or excavation:

- All construction within 50-feet of the find would be halted, the Director of Planning would be notified, and a qualified archaeologist would examine the find and make recommendations regarding the significance of the find and the appropriate mitigation.

Recommendations could include collection, recordation, and analysis of any significant cultural materials.

- If human remains are discovered, the Santa Clara County Coroner shall be notified. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission, who shall identify the Most Likely Descendant (MLD) of the deceased Native American.

D. Hydrology and Water Quality:

The following standard mitigation and avoidance measures are included in the project to reduce potential hydrology and water quality impacts to a less than significant level:

Drainage

- The proposed project includes the construction of a stormwater detention area located near the northern boundary of the project site. In accordance with the City of Morgan Hill Standard Conditions of Approval, the project would prepare and submit a Storm Drainage Study to the Director of Public Works. The Study would include calculations to determine detention pond sizing and operations and demonstrate how the runoff rate from the proposed project would be less than or equal to existing conditions.

Water Quality

- In accordance with the City of Morgan Hill Standard Conditions of Approval and the General National Pollutant Discharge Elimination System Storm Water Permit for Construction Activities, the project will prepare a Storm Water Pollution Prevention Plan (SWPPP) and an Erosion Control Plan (ECP). The plans will be submitted to the Director of Public Works and Central Coast Regional Water Quality Control Board for review and approval, prior to issuance of a building permit. The ECP and SWPPP would demonstrate how the project would eliminate or reduce non-stormwater discharges into the stormwater system, how discharges into the stormwater system would be monitored, and what Best Management Practices (BMPs) would be implemented by the project to avoid water quality impacts during construction (e.g., street sweeping, fiber rolls, temporary cover and/or permanent cover) and post-construction periods.
- All stormwater runoff from the project site will be diverted into the proposed stormwater detention area.

E. Noise

The following standard controls are included in the project to reduce noise impacts from construction:

- Construction activities shall be limited to the hours between 7:00 AM and 8:00 PM, Monday through Friday, and between the hours of 9:00 AM and 6:00 PM on Saturdays. No construction activities should occur on Sundays or federal holidays (Consistent with Section 8.28.040 of the Morgan Hill Municipal Code).

- Equip all internal combustion engine driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
- Locate stationary noise generating equipment as far as possible from adjacent residential receivers.
- Utilize "quiet" air compressors and other stationery noise sources where technology exists.
- The contractor shall prepare a construction plan identifying the schedule for major noise-generating construction activities (e.g., site grading). The construction plan shall identify a procedure for coordination with adjacent residential land uses so that construction activities can be scheduled to minimize noise disturbance.
- A "Noise Disturbance Coordinator", responsible for responding to any local complaints about construction noise will be designated by the project applicant. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and would require that reasonable measures warranted to correct the problem be implemented. The telephone number for the disturbance coordinator will be conspicuously posted at the construction site and included in notices sent to neighbors regarding the construction schedule.
- Prior to issuance of a building permit, the owner shall submit to the Community Development Director for his approval, a management plan detailing strategies for control of noise, dust and vibration, and storage of hazardous materials during construction of the project. The intent of this condition is to minimize construction related disturbance of residents of the nearby or adjacent properties.

F. Transportation

The following roadway improvements would reduce or avoid the 2025 General Plan traffic impact at Dunne Avenue and Walnut Grove Drive:

- Restriping to provide an additional southbound left-turn lane and combining the southbound through and right-turn lanes would result in LOS D+ operations with an average 37.6 seconds of delay. Based on field measurements and observations, the proposed restriping could be accommodated within the existing right-of-way improvements.

This improvement is included in the City's traffic mitigation fee program. The project applicant will pay traffic impact fees which will represent the project's fair share contribution to mitigate the impact.

III. FINDING

The City of Morgan Hill Community Development Director hereby finds that the proposed project could have a significant effect on the environment; however, there would not be a significant effect in

this case because the mitigation and avoidance measures summarized above and described in the initial study are included in the project.

Kathy Molloy Previsich
Kathy Molloy Previsich
Community Development Director

Date: April 11, 2006

RESOLUTION NO. __-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT APPLICATION NO. GPA-06-01: LAUREL – CITY OF MORGAN HILL TO AMEND THE GENERAL PLAN LAND USE DESIGNATION FROM MULTI-FAMILY LOW (5-14 UNITS/ACRES) TO COMMERCIAL ON A 2.66-ACRE PARCEL (APN 726-43-006) ADJACENT TO AND NORTHERLY OF THE LAUREL RD./WALNUT GROVE DR. INTERSECTION.

WHEREAS, such request was considered by the Planning Commission at their regular meeting of April 25, 2006, at which time the Planning Commission recommended approval of application GPA-06-01: Laurel – City of Morgan Hill; and

WHEREAS, testimony received at a duly-noticed public hearing, along with exhibits and drawings and other materials have been considered in the review process.

NOW, THEREFORE, THE MORGAN HILL PLANNING COMMISSION DOES RESOLVE AS FOLLOWS:

SECTION 1. The General Plan Amendment is consistent with the provisions of the General Plan.

SECTION 2. An environmental initial study has been prepared for this application, and has been found complete, correct and in substantial compliance with the requirements of the California Environmental Quality Act. A mitigated Negative Declaration will be adopted.

SECTION 3. The Planning Commission recommends that the General Plan Amendment shown in the attached Exhibit “A” be approved by the City Council.

SECTION 4. Future development of the General Plan Amendment area shall comply with the mitigation measures of the approved mitigated Negative Declaration.

PASSED AND ADOPTED THIS 25th DAY OF APRIL, 2006, AT A REGULAR MEETING OF THE PLANNING COMMISSION BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ATTEST:

APPROVED:

FRANCES O. SMITH, Deputy City Clerk

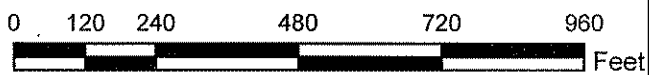
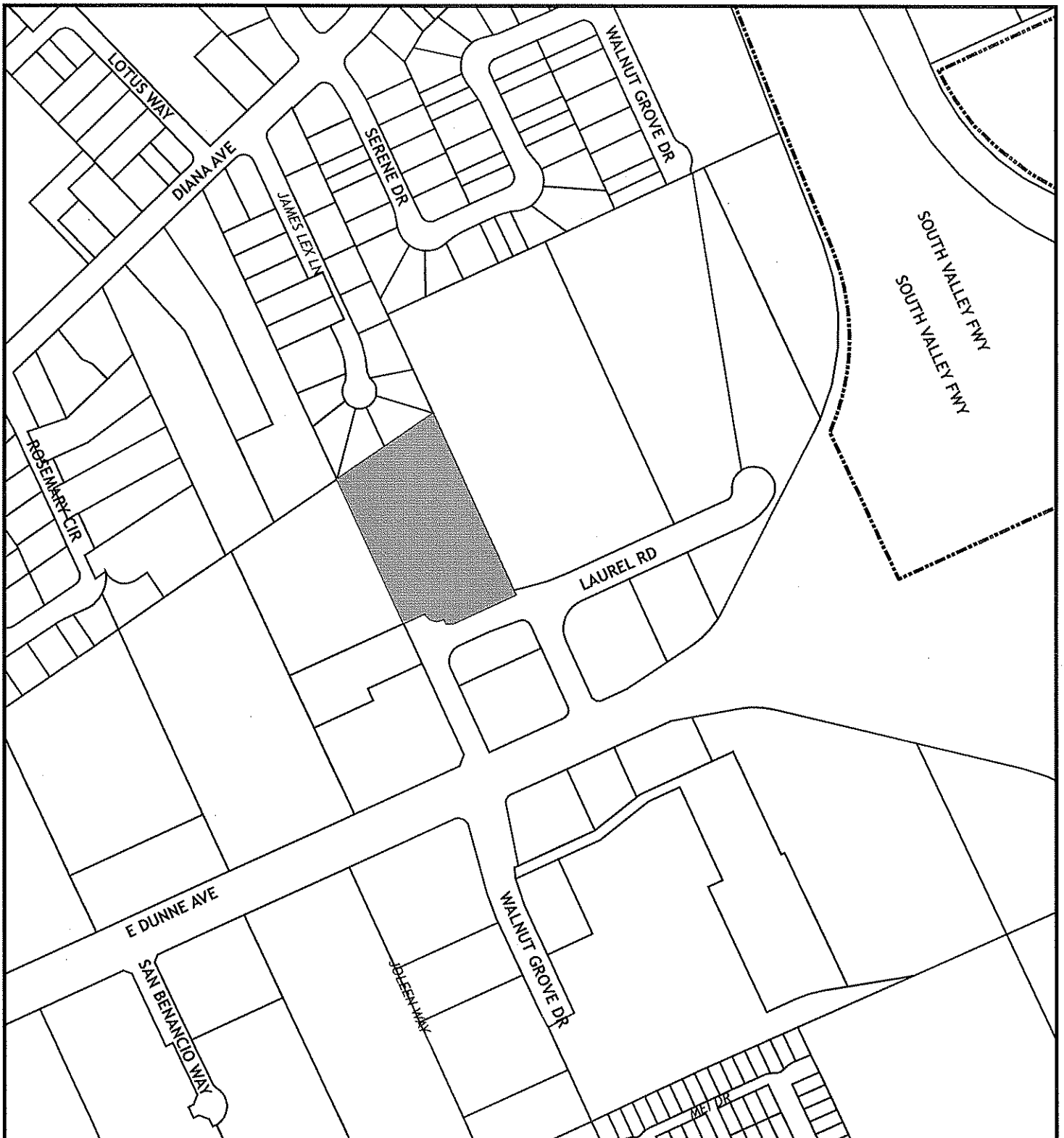
RALPH LYLE, Chair

A F F I D A V I T

I, _____, applicant, hereby agree to accept and abide by the terms and conditions specified in this resolution.

(Type Name) _____, Applicant

Date: _____



Amend the General Plan
designation from Multi-Family
Low to Commercial



EXHIBIT "A"

GPA-06-01: Laurel - City of Morgan Hill



RESOLUTION NO. __-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL RECOMMENDING APPROVAL OF ZONING AMENDMENT APPLICATION NO. ZA-06-02: LAUREL – CITY OF MORGAN HILL TO AMEND THE ZONING DESIGNATION FROM R-2 3,500 (MEDIUM DENSITY RESIDENTIAL) TO CG (GENERAL COMMERCIAL) ON A 2.66-ACRE PARCEL (APN 726-43-006) ADJACENT TO AND NORTHERLY OF THE LAUREL RD./WALNUT GROVE DR. INTERSECTION.

WHEREAS, such request was considered by the Planning Commission at their regular meeting of April 25, 2006, at which time the Planning Commission recommended approval of application ZA-06-02: Laurel – City of Morgan Hill; and

WHEREAS, testimony received at a duly-noticed public hearing, along with exhibits and drawings and other materials have been considered in the review process.

NOW, THEREFORE, THE MORGAN HILL PLANNING COMMISSION DOES RESOLVE AS FOLLOWS:

- SECTION 1.** The proposed zoning amendment is consistent with the Zoning Ordinance and the General Plan.
- SECTION 2.** The zone change is required in order to serve the public convenience, necessity and general welfare as provided in Section 18.62.050 of the Municipal Code.
- SECTION 3.** An environmental initial study has been prepared for this application and has been found complete, correct and in substantial compliance with the requirements of California Environmental Quality Act. A mitigated Negative Declaration will be adopted.
- SECTION 4.** The Planning Commission hereby recommends approval to amend the zoning designation from R-2 3,500 (Medium Density Residential) to CG (General Commercial) as shown on the attached zoning plat (Exhibit "A").
- SECTION 5.** Future development of the Zoning Amendment area shall comply with the mitigation measures of the approved mitigated Negative Declaration.

PASSED AND ADOPTED THIS 25th DAY OF APRIL, 2006, AT A REGULAR MEETING OF THE PLANNING COMMISSION BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ATTEST:

APPROVED:

FRANCES O. SMITH, Deputy City Clerk

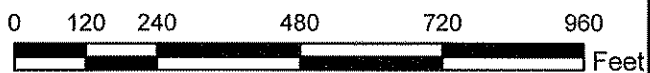
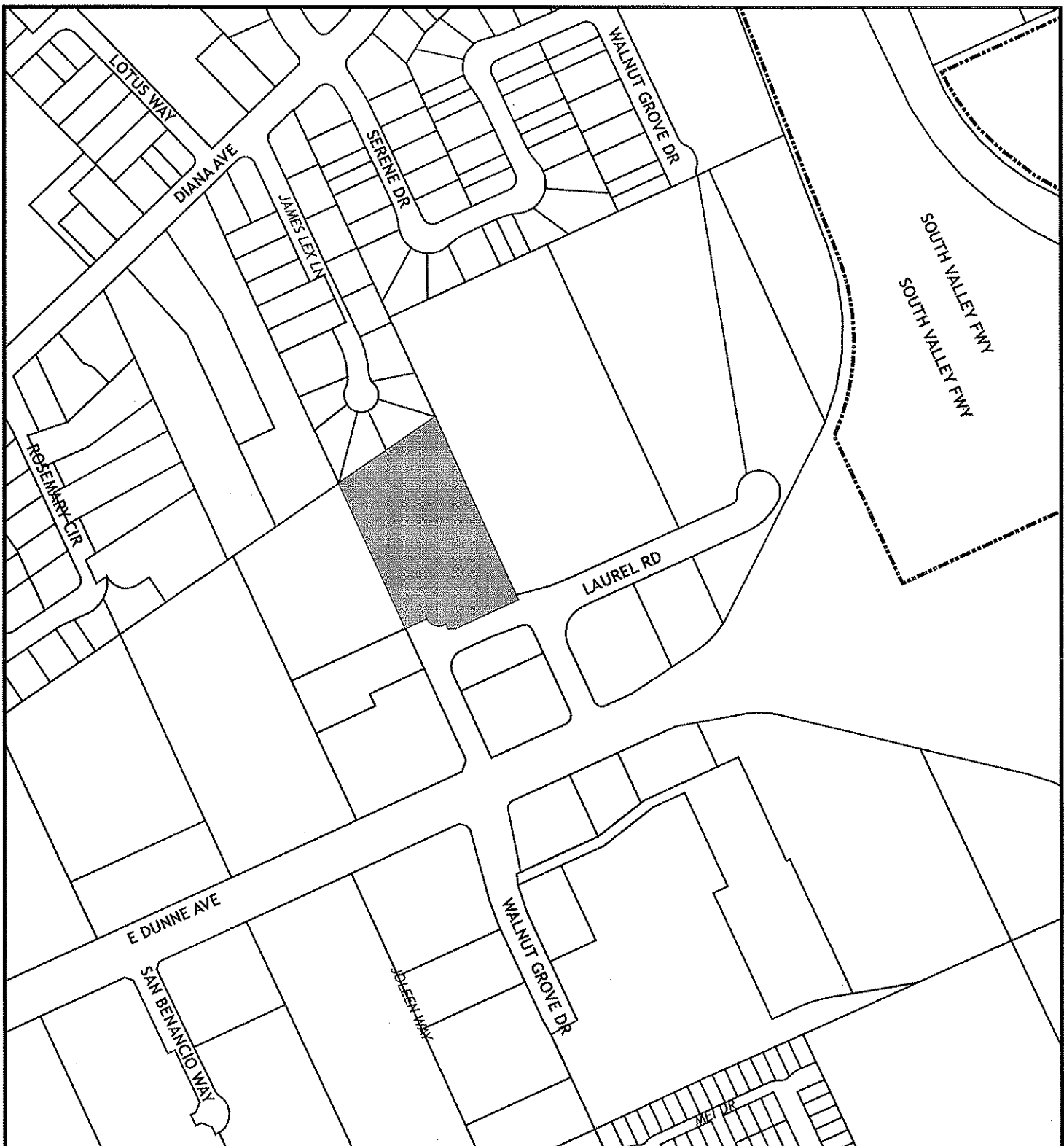
RALPH LYLE, Chair

A F F I D A V I T

I, _____, applicant, hereby agree to accept and abide by the terms and conditions specified in this resolution.

(Type Name) _____, Applicant

Date: _____



 Rezone from R-2 3,500 to CG



EXHIBIT "A"

ZA-06-02: Laurel - City of Morgan Hill





MEMORANDUM

DATE: April 25, 2006

TO: PLANNING COMMISSION

FROM: JULIE BEHZAD, SENIOR CIVIL ENGINEER
PUBLIC WORKS DEPARTMENT

SUBJECT: FINDING OF GENERAL PLAN CONSISTENCY FOR DRAFT FY 06/07 -
10/11 CAPITAL IMPROVEMENTS PROGRAM (CIP)

REQUEST:

The Planning Commission is asked to review the draft Five-Year Capital Improvements Program (CIP) for consistency with the Adopted 2001 General Plan.

BACKGROUND:

The Five-Year Capital Improvement Program is the City's planning tool for major capital infrastructure construction including streets, parks, water, sewer, public buildings, and other activities. The Planning Commission reviews the CIP every year to provide input to City Council and to make a finding of General Plan consistency. The Planning Commission is asked to review the proposed CIP in light of the broad spectrum of community needs and for consistency with the General Plan.

CASE ANALYSIS:

The draft Five Year CIP transmitted to Planning Commission for review covers fiscal year 06/07 through fiscal year 10/11. The CIP reflects the implementation of the of the RDA visioning projects, the 2001 General Plan amendment, and the parks, water, sewer, storm drain, bicycle and fire master plans.

Major projects that are being undertaken include the following:

1. New Library
2. Tennant/101 Interchange PSR
3. Depot Street Reconstruction
4. Sports Field Complex
5. Fire Prevention Office
6. Design and construction of a new parallel trunk sewer main in Monterey Road
7. Pavement Rehabilitation Program
8. Construction of New Water Well
9. Butterfield Detention Basin
10. Community Park Improvements

Public Works staff presented the Parks and Public Facilities portions of the draft Five-Year Capital Improvement Program to the Parks and Recreation Commission at their regular meeting of April 18, 2006.

The Planning Commission is asked to review and provide comments to the draft 5-year CIP and make a finding of consistency with the General Plan. Representatives of the Public Works Department will be in attendance at the meeting to discuss the projects and answer questions from the Commission.

RECOMMENDATION:

That the Planning Commission find that the draft Five Year CIP projects are consistent with the City's General Plan by adoption of the attached Resolution.

RESOLUTION NO. _____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF MORGAN HILL RECOMMENDING APPROVAL OF THE CITY'S
CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2006-
2011 AND FINDING THE PROGRAM CONSISTENT WITH THE
GENERAL PLAN**

WHEREAS, such request was considered by the Planning Commission at their regular meeting on April 25, 2006 at which time the Planning Commission recommended approval of the Capital Improvement Program for Fiscal Years 2006-11 after finding the Program consistent with the General Plan;

**NOW, THEREFORE, THE MORGAN HILL PLANNING COMMISSION DOES RESOLVE
AS FOLLOWS:**

SECTION 1: The proposed Capital Improvement Program is consistent with the General Plan, in that the infrastructure improvements and maintenance shown in the Program will support the goals, policies and programs of the General Plan, enabling orderly development of the City.

SECTION 2: The proposed Capital Improvement program is found to be Exempt from the California Environmental Quality Act under Section 15262 of the CEQA Guidelines.

SECTION 3: The Planning Commission hereby recommends approval of the proposed Capital Improvement Program for FYS 2006-11.

**PASSED AND ADOPTED THIS 25th DAY OF APRIL, 2006, AT A REGULAR MEETING
OF THE MORGAN HILL PLANNING COMMISSION BY THE FOLLOWING VOTE:**

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

FRANCES O. SMITH
Deputy City Clerk

RALPH LYLE, Chair

**CITY OF MORGAN HILL
CAPITAL IMPROVEMENT PROGRAM
06/07 - 10/11
CONSISTENCY WITH GENERAL PLAN**

PARK FACILITIES

<u>Project Title</u>	<u>Consistent with:</u>
Butterfield Blvd. Linear Park	2001 Bikeways Master Plan, GP Goal 18, policy 18K, 18L
Parks Land Purchase	2001 Parks Master Plan, GP Goal 18, policy 18b, 18c, 18g
Aquatics Center	2001 Parks Master Plan, GP Goal 18, policy 18a, 18f, 18j
Outdoor Sports Complex	2001 Parks Master Plan, GP Goal 18, policy 18a, 18j, 18n
West Little Llagas Creek Trail	2001 Bikeways Master Plan, GP Goal 18, policy 18K, 18L
Permanent Skateboard	2001 Parks Master Plan, GP Goal 18, policy 18a, 18c, 18h
Community Park Improvements	2001 Parks Master Plan
Galvan Park Improvements, Phase III	2001 Parks Master Plan, GP Goal 18, policy 18e, 18s
El Toro Youth Center/Friendly Inn Renovation	GP Goal 18, policy 18.a, 18.f
El Toro Open Space	2001 General Plan, Open Space and conservation element
Demonstration Water Conservation Project	GP Goal 21, Policy 21a

PUBLIC FACILITIES

<u>Project Title</u>	<u>Consistent with:</u>
City Hall Expansion	GP Goal 16, policy 16a, 16b, 16c
Library	Not applicable, Library operated by County
Centennial Recreation Center	2001 Parks Master Plan, GP Goal 18, policy 18a, 18j, 18f, 18n
New Fire Station	Fire Master Plan, GP Goal 17, 17a
Fire Prevention Office	Fire Master Plan, GP Goal 17, 17b

SEWER

<u>Project Title</u>	<u>Consistent with:</u>
Sanitary Sewer Rehabilitation	2001 Sewer Master Plan
Sewer Plant Improvements Project	2001 Sewer Master Plan, GP Goal 20, policy 20a, 20c, 20d
Lift Station Improvements	2001 Sewer Master Plan
Trunk Lines	2001 Sewer Master Plan
New Sewer Mains	2001 Sewer Master Plan

STORM DRAINAGE

Project Title

Consistent with:

Storm Pipe & Inlet Installation
Butterfield Detention Basin
E. Dunne Ave/Hill Rd. Storm Drain

2001 Storm Drain Master Plan, GP Goal 22, policy 22a
2001 Storm Drain Master Plan, GP Goal 22, policy 22a
2001 Storm Drain Master Plan, GP Goal 22, policy 22a

STREETS AND ROADS

Project Title

Consistent with:

Plan Line Major Streets
New Signal Construction
Downtown Traffic Calming
Butterfield Boulevard Extension
Undergrounding Monterey Utilities
Pavement Rehabilitation Program
Underground Utilities-Misc Locations
Highway 101/Tennant Interchange
Tilton/Monterey Safety Improvements
Downtown Street Improvements
Depot Street Parking
Third Street Promenade

2001 GP Circulation Element
2001 GP Circulation Element
GP Goal 13a, Policy 13k
2001 GP Circulation Element
2001 GP Circulation Element
2001 GP Circulation Element
2001 GP Circulation Element
2001 GP Circulation Element
2001 GP Circulation Element
2001 GP Circulation Element
2003 Morgan Hill Downtown Plan
2003 Morgan Hill Downtown Plan

WATER

Project Title

Consistent with:

New Well Property/Construction
New Water Mains
Booster Pump Rehabilitation
Rehabilitate Water Wells
Water Main Replacement
Polybutylene Service Replacement

2001 Water Master Plan, GP Goal 21, policy 21b
2001 Water Master Plan, GP Goal 21, policy 21b
2001 Water Master Plan
2001 Water Master Plan, GP Goal 21, policy 21b
2001 Water Master Plan, GP Goal 21, policy 21b
2001 Water Master Plan, GP Goal 21, policy 21b

**CITY OF MORGAN HILL, CALIFORNIA
FIVE YEAR CAPITAL IMPROVEMENT PROGRAM
BUDGET SUMMARY**

(Thousands of Dollars)

	2006-07	2007-08	2008-09	2009-10	2010-11	TOTALS
PROJECT CATEGORIES						
1 Park Facilities	\$5,746	\$4,171	\$7,001	\$656	\$16,526	\$34,100
2 Public Facilities	\$17,690	\$1,850	\$0	\$0	\$3,110	\$22,650
3 Sanitary Sewer	\$6,495	\$4,386	\$4,049	\$4,616	\$8,703	\$28,249
4 Storm Drainage	\$2,930	\$60	\$2,755	\$0	\$310	\$6,055
5 Streets & Roads	\$2,725	\$3,395	\$9,450	\$18,440	\$1,050	\$35,060
6 Water	\$2,205	\$730	\$1,830	\$775	\$920	\$6,460
TOTALS	\$37,791	\$14,592	\$25,085	\$24,487	\$30,619	\$132,574
PROJECT FUNDING SOURCES						
202 Street Maintenance Fund	\$153	\$0	\$0	\$0	\$0	\$153
202 Street Fund (Livable Communities grant)	\$144	\$784	\$0	\$0	\$0	\$928
202 Street (xfr fm Environmental Pgms-Fund 232)	\$150	\$150	\$150	\$150	\$150	\$750
202 Street Fund (STIP Grant)	\$401	\$150	\$0	\$7,100	\$0	\$7,651
202 Street Fund (STIP Grant VTP 2030)	\$0	\$75	\$985	\$6,240	\$0	\$7,300
202 Street Fund (VTA Bicycle Expenditure Plan)	\$625	\$310	\$1,000	\$0	\$0	\$1,935
215 CDBG Grant	\$85	\$0	\$0	\$0	\$0	\$85
301 Park Impact Fund (Grant Funds)	\$310	\$139	\$688	\$0	\$0	\$1,137
301 Park Impact Fund (AB1600)	\$4,030	\$1,896	\$1,247	\$0	\$1,870	\$9,043
302 Park Maint (Prop 40 Per Capita Grant Program)	\$230	\$0	\$0	\$0	\$0	\$230
303 Drainage Impact Fund (AB1600)	\$1,920	\$60	\$2,445	\$0	\$0	\$4,425
304 Drainage Fund (non-AB1600)	\$1,010	\$0	\$310	\$0	\$310	\$1,630
306 Open Space Fund (TDCs)	\$0	\$1,000	\$0	\$0	\$0	\$1,000
306 Open Space Fund (O.S. Authority-MH Share)	\$0	\$400	\$0	\$0	\$0	\$400
309 Traffic Impact Fund (AB1600)	\$1,691	\$825	\$5,445	\$1,880	\$0	\$9,841
313 Fire Impact Fund (AB1600)	\$525	\$0	\$0	\$0	\$0	\$525
317 Redevelopment Agency	\$13,412	\$76	\$76	\$76	\$1,686	\$15,326
317 Redevelopment Agency Extension	\$0	\$1,581	\$6,860	\$3,360	\$8,560	\$20,361
346 Pub Facil non-AB1600 (COP Bond)	\$0	\$708	\$0	\$0	\$2,180	\$2,888
346 Pub Fac non-AB1600 (CIP/Measure C Fees)	\$64	\$0	\$0	\$0	\$0	\$64
346 Pub Fac non-AB1600 (Prop 12 Bond Act-Rec.)	\$96	\$0	\$0	\$0	\$0	\$96
347 Public Facilities Impact Fund (AB1600)	\$281	\$382	\$0	\$0	\$930	\$1,593
348 Proceeds fm Library Lease Revenue Bonds	\$3,600	\$0	\$0	\$0	\$0	\$3,600
350 Undergrounding	\$0	\$180	\$0	\$180	\$0	\$360
360 Community Center Impact Fund (AB1600)	\$50	\$0	\$0	\$0	\$300	\$350
641 Sewer Impact Fund (AB1600)	\$947	\$4,396	\$617	\$0	\$0	\$5,960
641 Sewer Impact Fund (Rev Bond Sale)	\$5,350	\$0	\$3,102	\$4,246	\$8,373	\$21,071
643 Sewer System Replacement Fund	\$280	\$370	\$330	\$370	\$330	\$1,680
651 Water Impact Fund (AB1600)	\$1,517	\$800	\$1,450	\$475	\$500	\$4,742
653 Water System Replacement Fund	\$920	\$310	\$380	\$300	\$420	\$2,330
988 Outside Contributions	\$0	\$0	\$0	\$110	\$5,010	\$5,120
TOTAL FUNDING SOURCES	\$37,791	\$14,592	\$25,085	\$24,487	\$30,619	\$132,574

**CITY OF MORGAN HILL
CAPITAL IMPROVEMENT PROGRAM
Park Facilities**

(Thousands of Dollars)

	2006-07	2007-08	2008-09	2009-10	2010-11	TOTALS
PROJECT TITLE						
106096 Butterfield Blvd. Linear Park	\$0	\$165	\$810	\$0	\$0	\$975
110097 Parks Land Purchase / Construction	\$0	\$1,820	\$1,075	\$0	\$1,870	\$4,765
115000 Aquatics Center	\$76	\$76	\$76	\$186	\$6,696	\$7,110
115A02 Outdoor Sports Complex	\$2,800	\$0	\$0	\$470	\$7,960	\$11,230
117001 West Little Llagas Creek Trail	\$675	\$360	\$1,050	\$0	\$0	\$2,085
119001 Permanent Skateboard Park	\$160	\$0	\$0	\$0	\$0	\$160
120001 Community Park Improvements	\$1,770	\$0	\$1,940	\$0	\$0	\$3,710
123A03 Galvan Park Improvements Phase III	\$85	\$0	\$0	\$0	\$0	\$85
124003 El Toro Youth Center/Friendly Inn Renovation	\$30	\$350	\$2,050	\$0	\$0	\$2,430
125004 El Toro Open Space	\$0	\$1,400	\$0	\$0	\$0	\$1,400
126005 Demonstration Water Conservation Project	\$150	\$0	\$0	\$0	\$0	\$150
	\$5,746	\$4,171	\$7,001	\$656	\$16,526	\$34,100
PROJECT FUNDING SOURCES						
202 Street Fund (VTA Bicycle Expenditure Plan)	\$625	\$310	\$1,000	\$0	\$0	\$1,935
215 CDBG Grant	\$85	\$0	\$0	\$0	\$0	\$85
301 Park Impact Fund (Grant Funds)	\$310	\$139	\$688	\$0	\$0	\$1,137
301 Park Impact Fund (AB1600)	\$4,030	\$1,896	\$1,247	\$0	\$1,870	\$9,043
302 Park Maint (Prop 40 Per Capita Grant Program)	\$230	\$0	\$0	\$0	\$0	\$230
306 Open Space Fund (TDCs)	\$0	\$1,000	\$0	\$0	\$0	\$1,000
306 Open Space Fund (O.S. Authority-MH Share)	\$0	\$400	\$0	\$0	\$0	\$400
317 Redevelopment Agency	\$106	\$76	\$76	\$76	\$1,686	\$2,020
317 Redevelopment Agency Extension	\$0	\$350	\$3,990	\$470	\$7,660	\$12,470
346 Pub Fac non-AB1600 (CIP/Measure C Fees)	\$64	\$0	\$0	\$0	\$0	\$64
346 Pub Fac non-AB1600 (Prop 12 Bond Act-Rec.)	\$96	\$0	\$0	\$0	\$0	\$96
360 Community Center Impact Fund (AB1600)	\$50	\$0	\$0	\$0	\$300	\$350
653 Water System Replacement Fund	\$150	\$0	\$0	\$0	\$0	\$150
988 Outside Contributions	\$0	\$0	\$0	\$110	\$5,010	\$5,120
	\$5,746	\$4,171	\$7,001	\$656	\$16,526	\$34,100

PROJECT TITLE: Butterfield Blvd. Linear Park

Category: Park Facilities
Project Location: Butterfield Boulevard

Project Number: 106096

DESCRIPTION:

This project provides landscaping, walkways and a combination Class 1 bikeway/walkway along Butterfield Channel. The first phase of the improvements from Main Ave. to San Pedro Ave. was funded and completed with a \$460,000 Transportation Enhancement Act (TEA) Grant. The second phase (Main to Central) and third phase (San Pedro to Tennant) have been extended out to FY 07/08 and FY 08/09, respectively, when additional grant funds may be available. Sources to be pursued for completing Phases 2 and 3 are the following grant programs: (a) Transportation Enhancement Act; (b) Santa Clara Valley Water District Trails, Parks & Open Space grant. Project funding depends on receiving grant funds.

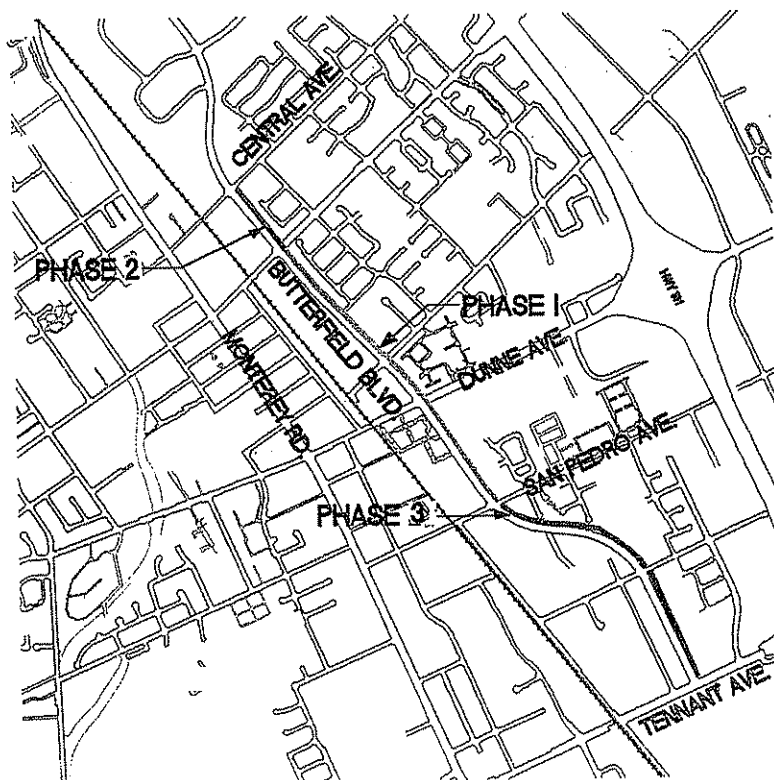
COST ESTIMATE ACCURACY: Recent similar construction contracts, adjusted for inflation

JUSTIFICATION:

The Parks Master Plan calls for installation, where possible, of bike and pedestrian trails along all creeks and channels.

RESPONSIBLE DEPARTMENT:

Public Works



CODE - COSTS	(Thousands of Dollars)					Five-Year
	2006-07	2007-08	2008-09	2009-10	2010-11	
6120 - Property Acquisition						\$0
6200 - Professional Service		\$15	\$60			\$75
6360 - Construction		\$130	\$700			\$830
6530 - CIP Administration		\$20	\$50			\$70
PROJECT COST		\$165	\$810			\$975
FUNDING SOURCE(S)						
301-Park Impact Fund (AB1600)		\$26	\$122			\$148
301-Park Impact Fund (Grant Funds)		\$139	\$688			\$827
		\$165	\$810			\$975

PROJECT TITLE: Parks Land Purchase / Construction

Project Number: 110097

Category: Park Facilities
Project Location: Citywide

DESCRIPTION:

The purchase of land is needed for future parks as identified in the Park Master Plan. The Master Plan recommends that new neighborhood parks are to be sited adjacent to new schools to maximize joint use of facilities. In FY 05/06 Parks & Recreation Commission helped staff identify potential sites. Identified funding assumes acquisition and construction of a 5-acre neighborhood park over a two-year period beginning in 07/08 and 08/09, and land acquisition for a second park in 10/11.

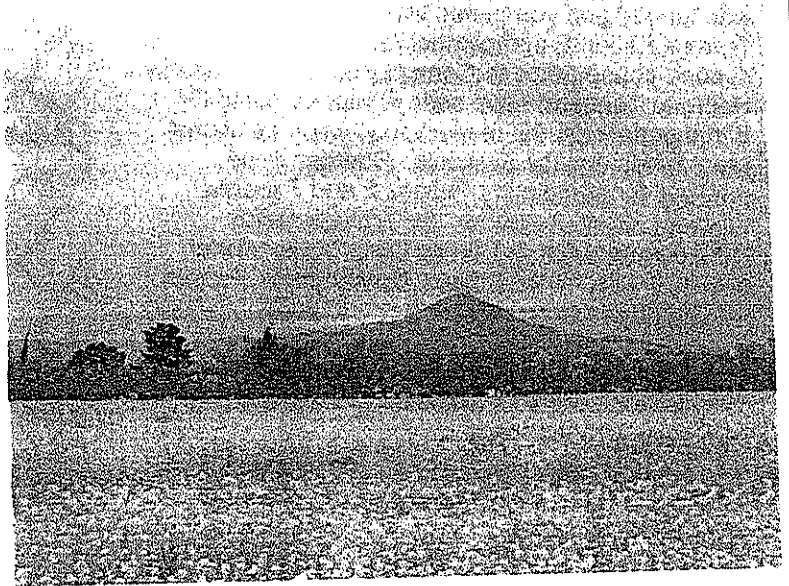
COST ESTIMATE ACCURACY: Preliminary without appraisals or engineering

JUSTIFICATION:

Acquiring property for new parks is a required element of the Parks Master Plan. The funds collected in the Park Development Fund will need to be committed prior to five years from the date of collection, as set by AB1600.

RESPONSIBLE DEPARTMENT:

Public Works



CODE - COSTS	(Thousands of Dollars)					Five-Year
	2006-07	2007-08	2008-09	2009-10	2010-11	
6120 - Property Acquisition		\$1,740			\$1,800	\$3,540
6200 - Professional Service		\$30	\$40		\$30	\$100
6360 - Construction			\$955			\$955
6530 - CIP Administration		\$50	\$80		\$40	\$170
PROJECT COST		\$1,820	\$1,075		\$1,870	\$4,765
FUNDING SOURCE(S)						
301-Park Impact Fund (AB1600)		\$1,820	\$1,075		\$1,870	\$4,765
		\$1,820	\$1,075		\$1,870	\$4,765

PROJECT TITLE: Aquatics Center

Category: Park Facilities
Project Location: Condit south of Barrett

Project Number: 115000

DESCRIPTION:

Phase 1 constructed in FY 03/04. Funds in FYs 05/06 - 09/10 are to complete property acquisition for the remainder of the site. Phase 2 was originally scoped in the Aquatics Master Plan at \$5M and identified to include a dive pool, dive warm-up tank, 4,000 sq. ft. second recreation pool, and additional parking. Design of Phase 2 in 09/10 and construction in 10/11 contingent upon funding from outside contributions raised by local swim organizations and corporate foundations.

COST ESTIMATE ACCURACY: Based on Aquatics Center Ph-1 costs, adjusted for inflation.

JUSTIFICATION:

Project identified as a community priority need in the RDA Visioning and Plan Amendment Process.

RESPONSIBLE DEPARTMENT:

Public Works, Recreation



CODE - COSTS	(Thousands of Dollars)					Five-Year
	2006-07	2007-08	2008-09	2009-10	2010-11	
6120 - Property Acquisition	\$76	\$76	\$76	\$76	\$1,686	\$1,990
6200 - Professional Service				\$100		\$100
6360 - Construction					\$4,900	\$4,900
6530 - CIP Administration				\$10	\$110	\$120
PROJECT COST	\$76	\$76	\$76	\$186	\$6,696	\$7,110
FUNDING SOURCE(S)						
317-Redevelopment Agency	\$76	\$76	\$76	\$76	\$1,686	\$1,990
988-Outside Contributions				\$110	\$5,010	\$5,120
	\$76	\$76	\$76	\$186	\$6,696	\$7,110

PROJECT TITLE: Outdoor Sports Complex

Category: Park Facilities

Project Location: Bounded by Condit/San Pedro & Murphy/Burnett

Project Number: 115A02

DESCRIPTION:

The Parks, Facilities & Recreation Programming Master Plan of 2001 identified the need for an Outdoor Sports Complex to serve local Morgan Hill recreation needs. In 2004, a Youth Sports Subcommittee refined the Master Plan for the complex, located just north of the Aquatics Center. Total estimated costs were \$10.65M. Priority was given to local youth recreation needs. In 06/07 the first phase will be implemented including the construction of 2 multi-use fields made of artificial turf, field lighting, parking, concessions, restrooms, and fencing around the artificial turf fields. Grass fields will remain for CYSA use. Completion of the OSC Master Plan will be sequenced over several years when funding is identified. Build-out design starts in 09/10. Construction in 10/11 contingent on funding from RDA and acceptable maintenance plan.



COST ESTIMATE ACCURACY: Estimation only
using 2004 Master Plan

JUSTIFICATION:

Recommended in Parks Master Plan.

RESPONSIBLE DEPARTMENT:

Public Works, Recreation

CODE - COSTS	(Thousands of Dollars)					Five-Year
	2006-07	2007-08	2008-09	2009-10	2010-11	
6120 - Property Acquisition						\$0
6200 - Professional Service	\$250			\$400		\$650
6360 - Construction	\$2,500				\$7,890	\$10,390
6530 - CIP Administration	\$50			\$70	\$70	\$190
PROJECT COST	\$2,800			\$470	\$7,960	\$11,230
FUNDING SOURCE(S)						
317-Redevelopment Agency Extension				\$470	\$7,660	\$8,130
301-Park Impact Fund (AB1600)	\$2,750					\$2,750
360-Community Center Impact Fund (AB1600)	\$50				\$300	\$350
	\$2,800			\$470	\$7,960	\$11,230

PROJECT TITLE: West Little Llagas Creek Trail

Project Number: 117001

Category: Park Facilities

Project Location: Along West Little Llagas Creek

DESCRIPTION:

West Little Llagas Creek Trail identified in Bicycle Master Plan as high priority. In FY 05/06 the trail portion between Edmundson Ave and Edes Ct (also known as Morgan Hill Wildlife Trail) was designed and construction started. This portion funded w/grant monies from VTA and SCVWD; will be completed 06/07. Also in 06/07, trail will be extended from La Cross (south) to Watsonville Rd. (funded by VTA grant monies). Trail to be located on both sides of channel, providing residents more biking/walking opportunities. Last and final phase, designed in 07/08 for 08/09 construction and subject to grant fund availability, will be extension of bike lanes along Watsonville Rd., from Llagas Creek Channel to Monterey Rd.

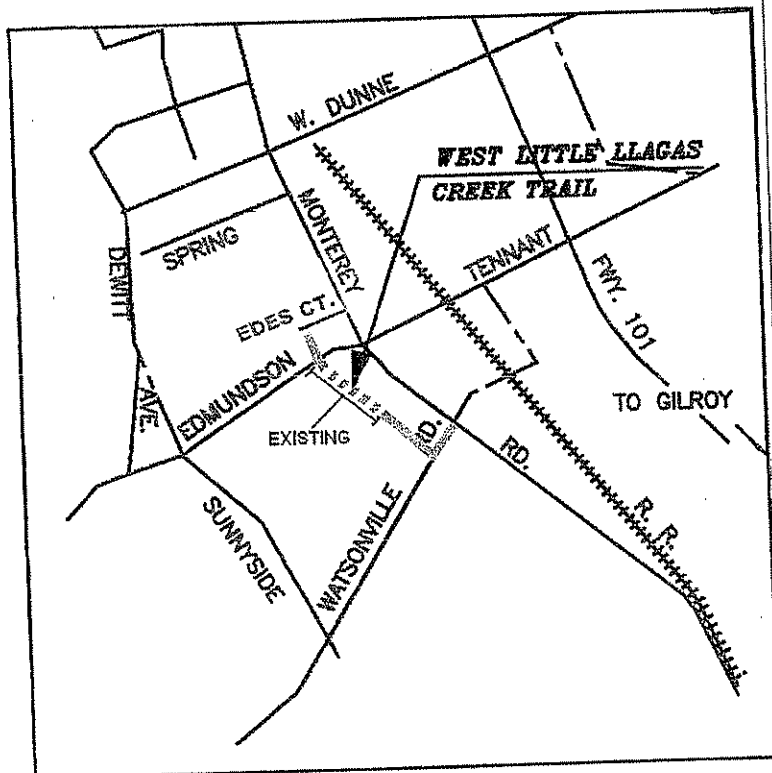
COST ESTIMATE ACCURACY: Based on recent trail construction projects, adjusted for inflation.

JUSTIFICATION:

This trail is designated as high priority in circulation element of General Plan and the adopted Bikeways Master Plan.

RESPONSIBLE DEPARTMENT:

Public Works



CODE - COSTS	(Thousands of Dollars)					Five-Year
	2006-07	2007-08	2008-09	2009-10	2010-11	
6120 - Property Acquisition		\$200				\$200
6200 - Professional Service	\$65	\$130				\$195
6360 - Construction	\$570		\$1,000			\$1,570
6530 - CIP Administration	\$40	\$30	\$50			\$120
PROJECT COST	\$675	\$360	\$1,050			\$2,085
FUNDING SOURCE(S)						
202-Street Fund (VTA Bicycle Expenditure Plan)	\$625	\$310	\$1,000			\$1,935
301-Park Impact Fund (AB1600)	\$50	\$50	\$50			\$150
	\$675	\$360	\$1,050			\$2,085

PROJECT TITLE: Permanent Skateboard Park

Project Number: 119001

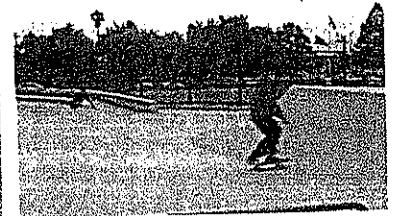
Category: Park Facilities

Project Location: Indoor Recreation Center site

DESCRIPTION:

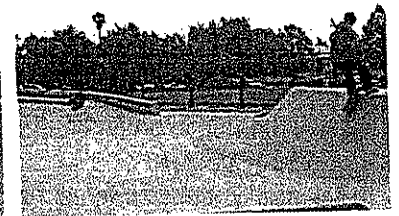
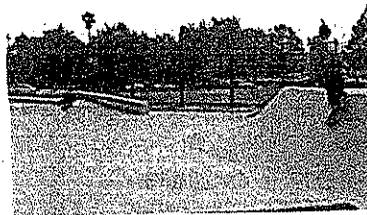
The project is for construction of a permanent skateboard park. Location has been accommodated in the Indoor Recreation Center site plan. This design is for above-grade steel elements.

COST ESTIMATE ACCURACY: Preliminary cost estimate only.



JUSTIFICATION:

The permanent skateboard/bike park is consistent with the General Plan requirement to support development of the recreational facilities identified in the Morgan Hill Vision Process.



RESPONSIBLE DEPARTMENT:

Public Works, Recreation

CODE - COSTS	(Thousands of Dollars)					Five-Year
	2006-07	2007-08	2008-09	2009-10	2010-11	
6120 - Property Acquisition						\$0
6200 - Professional Service	\$10					\$10
6360 - Construction	\$139					\$139
6530 - CIP Administration	\$11					\$11
PROJECT COST	\$160					\$160
FUNDING SOURCE(S)						
346-Pub Fac non-AB1600 (CIP/Measure C Fees)	\$64					\$64
346-Pub Fac non-AB1600 (Prop 12 Bond Act-Rec.)	\$96					\$96
	\$160					\$160

PROJECT TITLE: Community Park Improvements

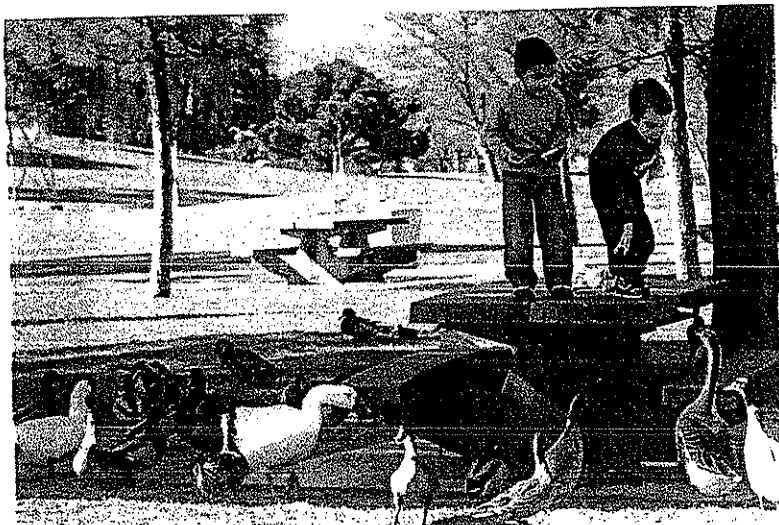
Project Number: 120001

Category: Park Facilities

Project Location: Community Park

DESCRIPTION:

\$6.1M total est'd for all improvement phases. 10 new tennis courts, renovation of existing courts; new restroom / concession building; new group picnicking areas; basketball court; walking trail modifications; new multi-purpose fields; expanded play area; new tennis clubhouse; expanded parking; and Dog Park. Ph 1 improvements designed with construction starting early 06/07 (complete 06/07) are: 4 new tennis courts; renovate existing courts; convert existing restroom to group picnic area; new restroom/concession building; basketball court; and walking trail modifications. \$120,000 in 05/06 to complete Ph-1 construction improvement/design. Ph 2 in 08/09 includes all improvement west of access drive. Ph 3 in 2012 contingent on relocation of PW Corp Yard and Bus Barn, and both subject to maintenance funding plan.



COST ESTIMATE ACCURACY: Ph 1 based on 35% design completed w/benefit of survey

JUSTIFICATION:

Master Plan identified needed improvements. Add'l recreation needs of growing population can be met by expanding facilities at Community Park in conformance w/Parks Master Plan.

RESPONSIBLE DEPARTMENT:

Public Works

CODE - COSTS	(Thousands of Dollars)					Five-Year
	2006-07	2007-08	2008-09	2009-10	2010-11	
6120 - Property Acquisition						\$0
6200 - Professional Service	\$70		\$80			\$150
6360 - Construction	\$1,640		\$1,800			\$3,440
6530 - CIP Administration	\$60		\$60			\$120
PROJECT COST	\$1,770		\$1,940			\$3,710

FUNDING SOURCE(S)	2006-07	2007-08	2008-09	2009-10	2010-11	Five-Year
301-Park Impact Fund (AB1600)	\$1,230					\$1,230
301-Park Impact Fund (Grant Funds)	\$310					\$310
302-Park Maint (Prop 40 Per Capita Grant Program)	\$230					\$230
317-Redevelopment Agency Extension			\$1,940			\$1,940
	\$1,770		\$1,940			\$3,710

PROJECT TITLE: Galvan Park Improvements Phase III

Project Number: 123A03

Category: Park Facilities
Project Location: Galvan Park

DESCRIPTION:

Design and construction will be completed in FY 06/07 with \$85,000 in CDBG funding for removal and replacement of soccer field irrigation system and installation of Park security lighting.

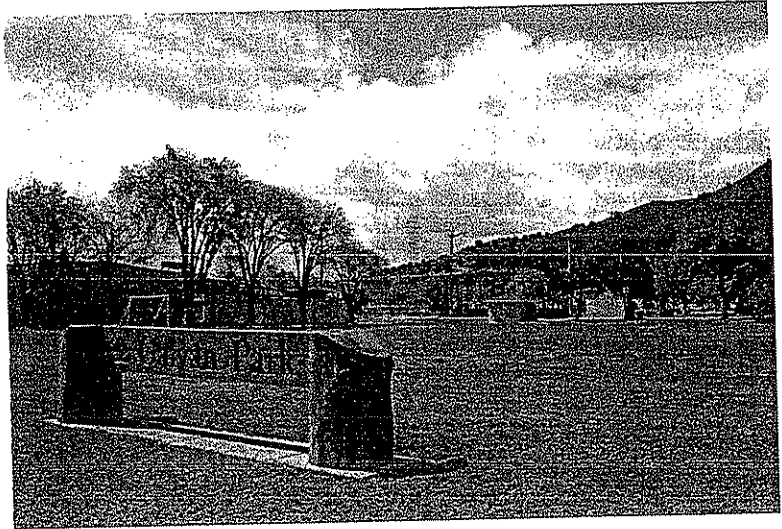
COST ESTIMATE ACCURACY: Preliminary estimate only

JUSTIFICATION:

The existing soccer field irrigation system is aged and not efficient in water use or coverage. Better security lighting is needed.

RESPONSIBLE DEPARTMENT:

Public Works



CODE - COSTS	(Thousands of Dollars)					Five-Year
	2006-07	2007-08	2008-09	2009-10	2010-11	
6120 - Property Acquisition						\$0
6200 - Professional Service	\$10					\$10
6360 - Construction	\$65					\$65
6530 - CIP Administration	\$10					\$10
PROJECT COST	\$85					\$85
FUNDING SOURCE(S)						
215-CDBG Grant	\$85					\$85
	\$85					\$85

PROJECT TITLE: El Toro Youth Center/Friendly Inn Renovation

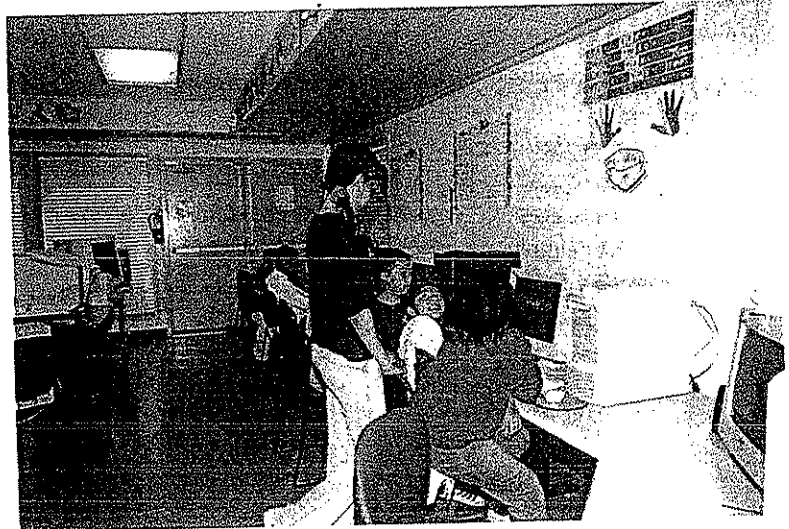
Project Number: 124003

Category: Park Facilities

Project Location: Hale Avenue north of Main Avenue

DESCRIPTION:

A Master Plan was started in FY 05/06 to establish programming needs and construction/renovation requirements for the Friendly Inn (YMCA) and El Toro Youth Center. This Master Plan will be completed in 06/07. In 07/08, staff will begin and complete design of the facilities per the Master Plan. Construction is slated to begin in 08/09. Project previously funded with CDBG Section 108 Loan. We have determined that CDBG funds will not be available in 06/07. It is unclear whether these CDBG funds will be available in 07/08 and/or 08/09 for this project. If the RDA were to amend its plan, RDA funds may be used to supplement and/or replace CDBG funds in future years.



COST ESTIMATE ACCURACY: Very preliminary

JUSTIFICATION:

Identified by City Council direction for inclusion in the Parks Master Plan.

RESPONSIBLE DEPARTMENT:

BAHS, Public Works

CODE - COSTS	(Thousands of Dollars)					Five-Year
	2006-07	2007-08	2008-09	2009-10	2010-11	
6120 - Property Acquisition						\$0
6200 - Professional Service	\$30	\$340				\$370
6360 - Construction			\$2,000			\$2,000
6530 - CIP Administration		\$10	\$50			\$60
PROJECT COST	\$30	\$350	\$2,050			\$2,430
FUNDING SOURCE(S)						
317-Redevelopment Agency	\$30					\$30
317-Redevelopment Agency Extension		\$350	\$2,050			\$2,400
	\$30	\$350	\$2,050			\$2,430

PROJECT TITLE: El Toro Open Space

Project Number: 125004

Category: Park Facilities

Project Location: El Toro

DESCRIPTION:

Purchase of additional land on El Toro to add to City open space in accordance with the General Plan. Funding is from Morgan Hill's share of County Open Space Authority revenue and City Open Space funds.

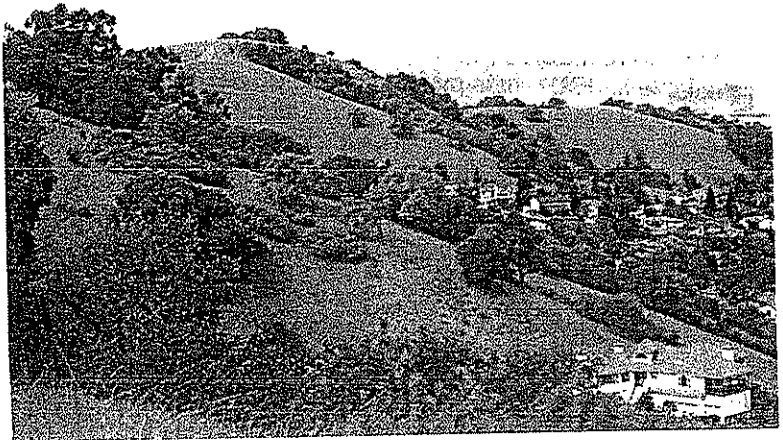
COST ESTIMATE ACCURACY: Based on available funding only

JUSTIFICATION:

General Plan Open Space and Conservation Element advocates the preservation of open space, including specifically, El Toro.

RESPONSIBLE DEPARTMENT:

Community Development



CODE - COSTS	(Thousands of Dollars)					Five-Year
	2006-07	2007-08	2008-09	2009-10	2010-11	
6120 - Property Acquisition		\$1,400				\$1,400
6200 - Professional Service						\$0
6360 - Construction						\$0
6530 - CIP Administration						\$0
PROJECT COST		\$1,400				\$1,400
FUNDING SOURCE(S)						
306-Open Space Fund (TDCs)		\$1,000				\$1,000
306-Open Space Fund (O.S. Authority-MH Share)		\$400				\$400
		\$1,400				\$1,400

PROJECT TITLE: Demonstration Water Conservation Project

Project Number: 126005

Category: Park Facilities
Project Location: Multiple Sites

DESCRIPTION:

Demonstration water conservation areas are being established in multiple locations throughout the City. These sites will demonstrate water efficient landscaping techniques and will include interpretive signs and literature displays. Whenever possible, education on native plantings, stormwater retention, fire safety, and wildlife habitat will be incorporated within the demonstration. In FY 06/07, the design for a garden adjacent to the new County Courthouse will be finalized and construction will commence.

COST ESTIMATE ACCURACY: Estimate based on recently completed project.

JUSTIFICATION:

The City's water supplies are limited and efforts must be made to use water efficiently. These demonstration areas will help educate the public in the proper ways to plan, plant, and irrigate their landscapes. By both educating and public and demonstrating the City's commitment to water conservation, these sites will ultimately reduce the demand for water city-wide.

RESPONSIBLE DEPARTMENT:

Public Works



CODE - COSTS	(Thousands of Dollars)					Five-Year
	2006-07	2007-08	2008-09	2009-10	2010-11	
6120 - Property Acquisition						\$0
6200 - Professional Service	\$20					\$20
6360 - Construction	\$120					\$120
6530 - CIP Administration	\$10					\$10
PROJECT COST	\$150					\$150
FUNDING SOURCE(S)						
653-Water System Replacement Fund	\$150					\$150
	\$150					\$150

Public Facilities

(Thousands of Dollars)

[illegible]

PROJECT TITLE: City Hall Expansion

Project Number:222000

Category: Public Facilities

Project Location: Corner of Peak and Alkire

DESCRIPTION:

Project is the master planning for Civic Center, including renovation of old Library for a Development Services Center (DSC) to be occupied by staff from Community Development, PW Engineering/Admin, and BAHS. Master Plan, including DSC space planning in old Library, to be completed 06/07 (design to begin in 06/07). Funding for Master Plan and design documents from 4 funds: Community Development, Water, Sewer, Public Facilities Impact. Financing plan for entire Civic Center will be prepared on completion of Master Plan; will likely include debt financing. 10/11 funds will remodel remaining City Hall structure.

COST ESTIMATE ACCURACY: Preliminary estimate only

JUSTIFICATION:

Expansion needed for public lobby area, Council Chambers, conference/meeting rooms, and for staff growth. Combining Community Development and Public Works Engineering was highly recommended in 2002 Maximus Development Processing Services Study to facilitate one-stop permitting.

RESPONSIBLE DEPARTMENT:

Public Works, Community Development



CODE - COSTS	(Thousands of Dollars)					Five-Year
	2006-07	2007-08	2008-09	2009-10	2010-11	
6120 - Property Acquisition					\$175	\$0
6200 - Professional Service	\$400	\$40			\$2,550	\$615
6360 - Construction		\$1,510				\$4,060
6450 - Furnishings, Fixtures and Equipment		\$250			\$180	\$430
6530 - CIP Administration	\$45	\$50			\$205	\$300
PROJECT COST	\$445	\$1,850			\$3,110	\$5,405
FUNDING SOURCE(S)						
346-Pub Facil non-AB1600 (COP Bond)		\$708			\$2,180	\$2,888
347-Public Facilities Impact Fund (AB1600)	\$281	\$382			\$930	\$1,593
651-Water Impact Fund (AB1600)	\$82	\$380				\$462
641-Sewer Impact Fund (AB1600)	\$82	\$380				\$462
	\$445	\$1,850			\$3,110	\$5,405

PROJECT TITLE: Library

Category: Public Facilities
Project Location: Civic Center

Project Number:227000

DESCRIPTION:

New Library of approx. 28,000 sq. ft. size has been determined needed to meet City's growing needs. Total project budget of \$19.0M has been developed to construct Library and adjacent Civic Center plaza. Construction contract and associated consultant support contracts have been awarded in FY 05/06, obligating funding. Funding primarily from RDA and Certificates of Participation (C.O.P.) borrowing. Other funding sources: Library JPA, Library Impact Fees, and Park Development Impact Funds. Most of the expenses shown in 06/07 were previously encumbered; amounts shown for cash flow purposes.

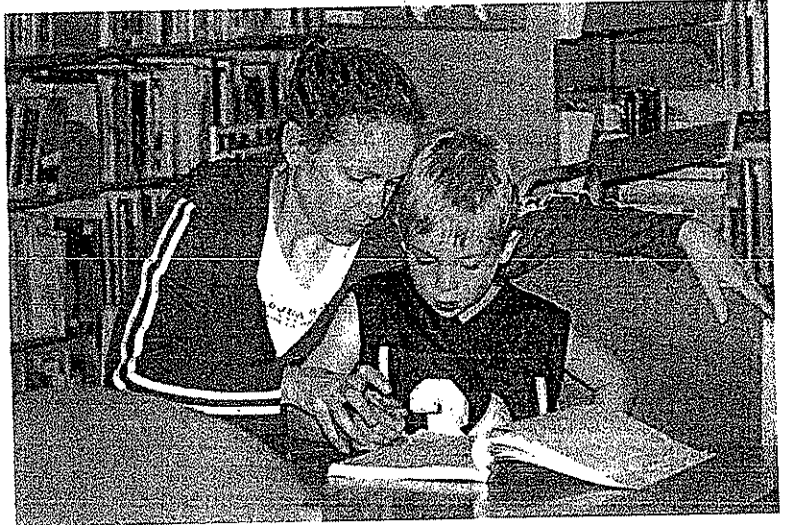
COST ESTIMATE ACCURACY: Based upon 90% construction bids

JUSTIFICATION:

Identified as community priority during both RDA Visioning and Plan amendment processes. City's existing 14,000 sq. ft. facility is too small for the needs of the community.

RESPONSIBLE DEPARTMENT:

Recreation, Public Works



CODE - COSTS	(Thousands of Dollars)					Five-Year
	2006-07	2007-08	2008-09	2009-10	2010-11	
6120 - Property Acquisition						\$0
6200 - Professional Service	\$1,200					\$1,200
6360 - Construction	\$11,350					\$11,350
6450 - Furnishings, Fixtures and Equipment	\$700					\$700
6530 - CIP Administration	\$120					\$120
PROJECT COST	\$13,370					\$13,370
FUNDING SOURCE(S)						
317-Redevelopment Agency	\$9,770					\$9,770
348-Proceeds fm Library Lease Revenue Bonds	\$3,600					\$3,600
	\$13,370					\$13,370

PROJECT TITLE: Centennial Recreation Center

Project Number: 229001

Category: Public Facilities

Project Location: Along Edmundson east of Community Park

DESCRIPTION:

As identified in new Parks and Recreation Master Plan, facility includes gymnasium, indoor pool, and dedicated youth/senior spaces. City Council has approved total RDA funding allocation of \$27,380,000 for land acquisition/construction. Project's "soft costs" included within Professional Services (account code 6200) and the "contingency costs" are within Construction (account code 6360). Most of the expenses noted in 06/07 were previously encumbered; amounts shown for cash flow purposes. Scheduled opening October 2006.

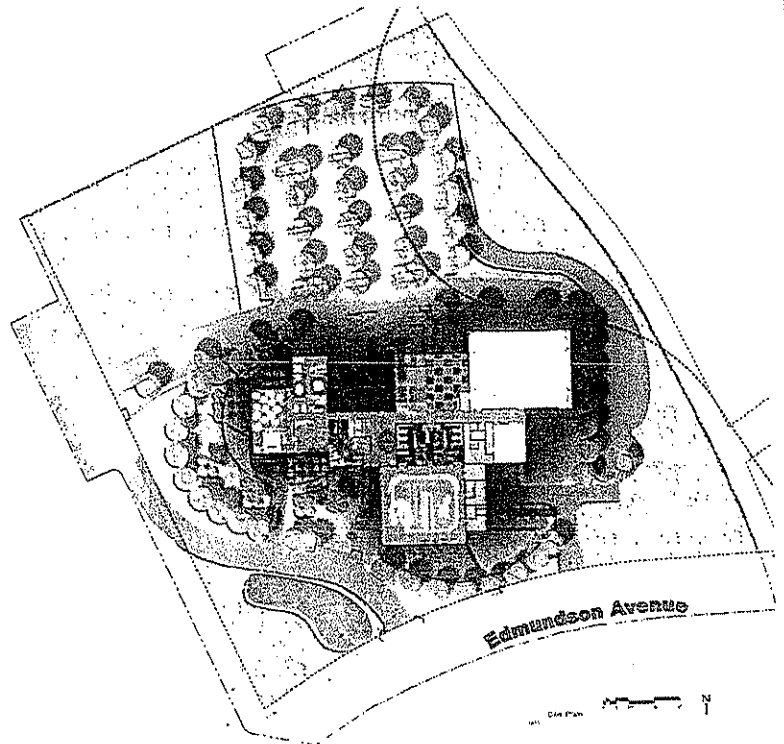
COST ESTIMATE ACCURACY: Based on awarded construction bids

JUSTIFICATION:

Identified as priority community need in RDA Visioning and Plan Amendment Process. Directly supports "the values and developmental assets" outlined in Council-adopted Cornerstone Project. Developmental assets most supported are those of providing youth a place for constructive use of time and building social competencies and positive identity. Expenditures through 6-30-06 total \$23M for: land acquisition, professional services, permits/fees, 05/06 construction costs, and CIP Admin.

RESPONSIBLE DEPARTMENT:

Public Works, Recreation



CODE - COSTS	(Thousands of Dollars)					Five-Year
	2006-07	2007-08	2008-09	2009-10	2010-11	
6120 - Property Acquisition						\$0
6200 - Professional Service	\$250					\$250
6360 - Construction	\$2,600					\$2,600
6450 - Furnishings, Fixtures and Equipment	\$450					\$450
6530 - CIP Administration	\$50					\$50
PROJECT COST	\$3,350					\$3,350
FUNDING SOURCE(S)						
317-Redevelopment Agency	\$3,350					\$3,350
	\$3,350					\$3,350

PROJECT TITLE: New Fire Station

Project Number:231003

Category: Public Facilities

Project Location: Central Core of City

DESCRIPTION:

The Fire Master Plan identified the need for a third fire station in the central core of the City. Acquisition of the property was completed in FY 03/04. Funding in FY 06/07 consists of rebudgeted monies (unspent from 05/06) for the Fire Station share of joint use driveway with the Courthouse. Design of project will begin when a long range service plan has been adopted. Currently, it is estimated that it would cost in excess of \$2M annually to staff a third fire station.

COST ESTIMATE ACCURACY: Preliminary estimate only

JUSTIFICATION:

Identified in the Fire Master Plan.

RESPONSIBLE DEPARTMENT:

BAHS, Public Works



CODE - COSTS	(Thousands of Dollars)					Five-Year
	2006-07	2007-08	2008-09	2009-10	2010-11	
6120 - Property Acquisition						\$0
6200 - Professional Service						\$0
6360 - Construction	\$100					\$100
6530 - CIP Administration						\$0
PROJECT COST	\$100					\$100
FUNDING SOURCE(S)						
313-Fire Impact Fund (AB1600)	\$100					\$100
	\$100					\$100

PROJECT TITLE: Fire Prevention Office

Project Number: 232005

Category: Public Facilities

Project Location: El Toro fire Station.

DESCRIPTION:

The El Toro Fire Station is to be renovated and remodeled to accommodate fire prevention administrative space and a public meeting area. Scope includes interior demolition and renovation of dorms/restroom area, installation of fire sprinkler system, and painting of interior and exterior of building. The project was budgeted at \$425,000 in FY 05/06 and carried forward into 06/07.

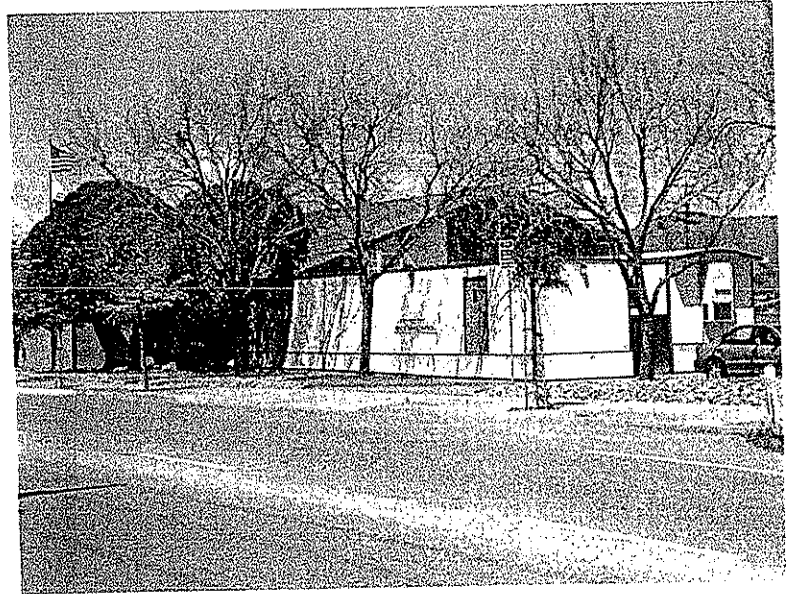
COST ESTIMATE ACCURACY: Estimate only by County Fire

JUSTIFICATION:

There is an ongoing need for improving fire prevention awareness in the community.

RESPONSIBLE DEPARTMENT:

Public Works



CODE - COSTS	(Thousands of Dollars)					Five-Year
	2006-07	2007-08	2008-09	2009-10	2010-11	
6120 - Property Acquisition						\$0
6200 - Professional Service						\$0
6360 - Construction	\$425					\$425
6530 - CIP Administration						\$0
PROJECT COST	\$425					\$425
FUNDING SOURCE(S)						
313-Fire Impact Fund (AB1600)	\$425					\$425
	\$425					\$425

(Thousands of Dollars)

(Thousands of Dollars)

		2006-07	2007-08	2008-09	2009-10	2010-11	TOTALS
PROJECT TITLE							
302093	Sanitary Sewer Rehabilitation	\$0	\$370	\$0	\$370	\$0	\$740
303093	Sewer Plant Improvement Project	\$735	\$2,946	\$3,719	\$4,246	\$8,373	\$20,019
304093	Lift Station Improvements	\$280	\$0	\$330	\$0	\$330	\$940
308094	Trunk Line	\$5,350	\$0	\$0	\$0	\$0	\$5,350
310006	New Sewer Mains	\$130	\$1,070	\$0	\$0	\$0	\$1,200

\$6,495	\$4,386	\$4,049	\$4,616	\$8,703	\$28,249
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PROJECT FUNDING SOURCES

PROJECT FUNDING SOURCES		2019	2020	2021	2022	2023	2024
641	Sewer Impact Fund (AB1600)	\$865	\$4,016	\$617	\$0	\$0	\$5,498
641	Sewer Impact Fund (Rev Bond Sale)	\$5,350	\$0	\$3,102	\$4,246	\$8,373	\$21,071
643	Sewer System Replacement Fund	\$280	\$370	\$330	\$370	\$330	\$1,680

\$6,495	\$4,386	\$4,049	\$4,616	\$8,703	\$28,249
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PROJECT TITLE: Sanitary Sewer Rehabilitation

Project Number: 302093

Category: Sanitary Sewer
Project Location: Citywide

DESCRIPTION:

Maintaining the City's sewer collection system requires an ongoing program of evaluation, cleaning, improvement and repairs. Sewer lines are routinely cleaned and videoed as needed to evaluate the system. San Pedro sanitary sewer line between Butterfield Blvd. and Railroad Ave. and replacement of sanitary sewer on Depot St. were completed in Fall 2005.

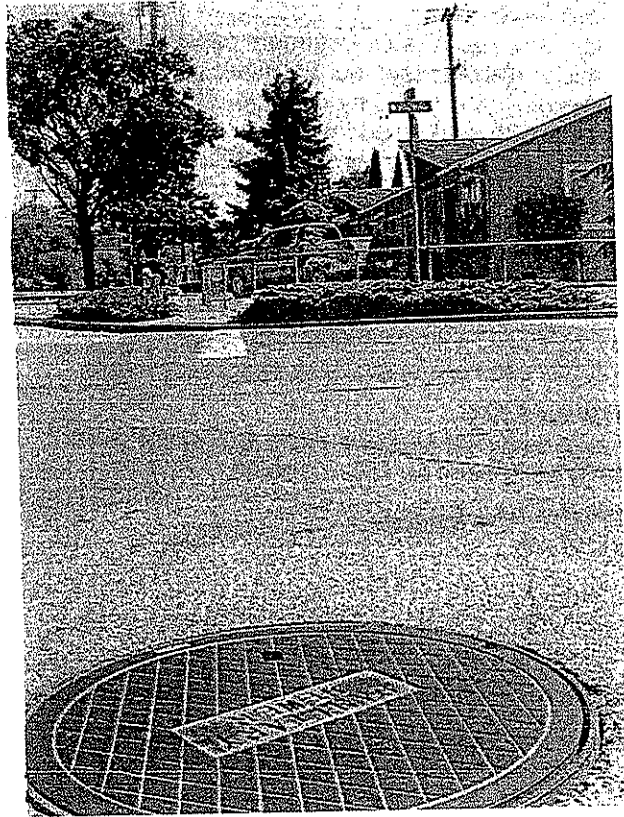
COST ESTIMATE ACCURACY: Recently completed projects and engineer's estimate

JUSTIFICATION:

This program will improve the reliability, including handling infiltration and inflow problems, of the City's sanitary sewer system, which will reduce the number of emergency calls and will lower maintenance costs.

RESPONSIBLE DEPARTMENT:

Public Works



CODE - COSTS	(Thousands of Dollars)					Five-Year
	2006-07	2007-08	2008-09	2009-10	2010-11	
6120 - Property Acquisition						\$0
6200 - Professional Service						\$0
6360 - Construction		\$350		\$350		\$700
6530 - CIP Administration		\$20		\$20		\$40
PROJECT COST		\$370		\$370		\$740
FUNDING SOURCE(S)						
643-Sewer System Replacement Fund		\$370		\$370		\$740
		\$370		\$370		\$740

PROJECT TITLE: Sewer Plant Improvement Project

Project Number: 303093

Category: Sanitary Sewer

Project Location: Gilroy Treatment Plant

DESCRIPTION:

The plant now has a rated treatment capacity of 7.5 mgd (million gallons/day), but SCRWA has requested re-rating to 8.5 mgd. Major 05/06 costs associated with work to add 3.0 mgd of tertiary treatment for recycled water (for a total of 6.0 mgd). Design of next major plant expansion to 12.75 mgd to begin in 07/08, with construction in 08/09. Expenditures in FY 09/10 will require a revenue bond sale.

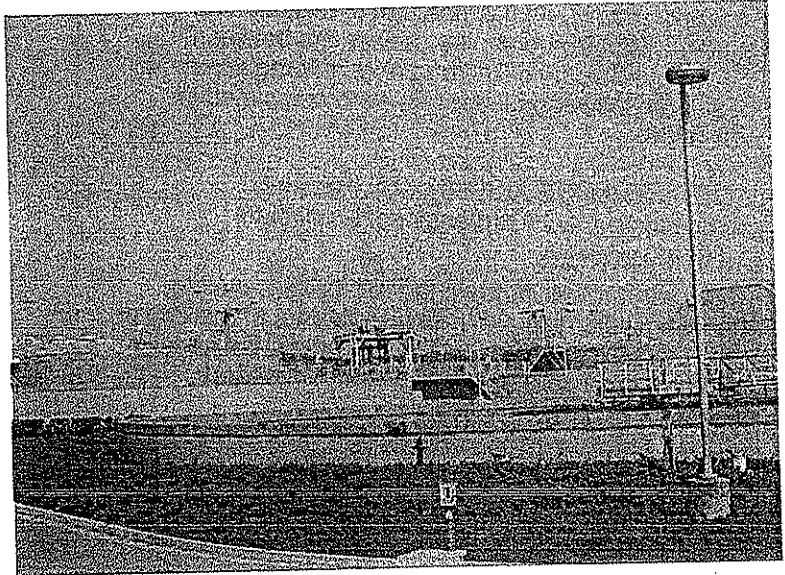
COST ESTIMATE ACCURACY: Based on preliminary estimate by SCRWA design engineers

JUSTIFICATION:

The expansion will enable the City to allocate sewer capacity as needed for future growth.

RESPONSIBLE DEPARTMENT:

Public Works



CODE - COSTS	(Thousands of Dollars)					Five-Year
	2006-07	2007-08	2008-09	2009-10	2010-11	
6120 - Property Acquisition						\$0
6200 - Professional Service						\$0
6360 - Construction	\$665	\$2,886	\$3,659	\$4,186	\$8,373	\$19,769
6530 - CIP Administration	\$70	\$60	\$60	\$60		\$250
PROJECT COST	\$735	\$2,946	\$3,719	\$4,246	\$8,373	\$20,019
FUNDING SOURCE(S)						
641-Sewer Impact Fund (AB1600)	\$735	\$2,946	\$617			\$4,298
641-Sewer Impact Fund (Rev Bond Sale)			\$3,102	\$4,246	\$8,373	\$15,721
	\$735	\$2,946	\$3,719	\$4,246	\$8,373	\$20,019

PROJECT TITLE: Lift Station Improvements

Project Number: 304093

Category: Sanitary Sewer
Project Location: Citywide

DESCRIPTION:

The 13 lift stations city-wide are systematically upgraded or replaced as needed. Various improvements include new pump & motor, electrical, high level floats, alarms, a generator available for (or dedicated to) each lift station, and generator transfer switches. A new telemetry system to monitor lift stations at Public Works and City Dispatch (after-hours) facilities. New Lift Station G was constructed near the intersection of Cochrane Ave. and Monterey Rd. in FY 05/06. In FY 06/07, 08/09, and 10/22 Lift Stations C, M, and H will be rehabilitated.

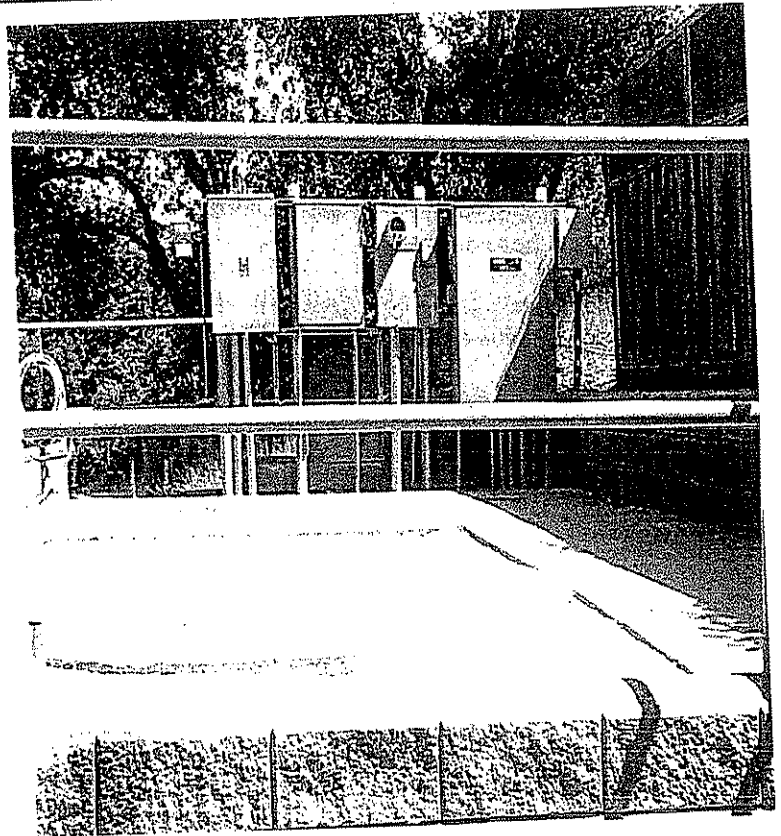
COST ESTIMATE ACCURACY: Estimate based on recent bids

JUSTIFICATION:

This project is in compliance with RWQCB and will be completed to ensure public health and safety. Many of the lift stations are over 30 years old, which is well beyond their expected service life. Improving the City's lift stations is in compliance with the City's Sewer Master Plan and RWQCB guidelines, and ensures the reliability of the sewer system.

RESPONSIBLE DEPARTMENT:

Public Works



CODE - COSTS	(Thousands of Dollars)					Five-Year
	2006-07	2007-08	2008-09	2009-10	2010-11	
6120 - Property Acquisition						\$0
6200 - Professional Service	\$30		\$40		\$40	\$110
6360 - Construction	\$200		\$250		\$250	\$700
6530 - CIP Administration	\$50		\$40		\$40	\$130
PROJECT COST	\$280		\$330		\$330	\$940
FUNDING SOURCE(S)						
643-Sewer System Replacement Fund	\$280		\$330		\$330	\$940
	\$280		\$330		\$330	\$940

PROJECT TITLE: Trunk Line

Project Number:308094

Category: Sanitary Sewer

Project Location: Tennant Ave to California Ave

DESCRIPTION:

A new parallel trunk sewer is needed to provide for increased wastewater capacity in accordance with the City's Sewer Master Plan. Final design began in FY 05/06 and funding in 06/07 is for Phase 1 construction (Tennant to California avenues). It is anticipated that the new trunk line will be constructed in existing public right-of-way.

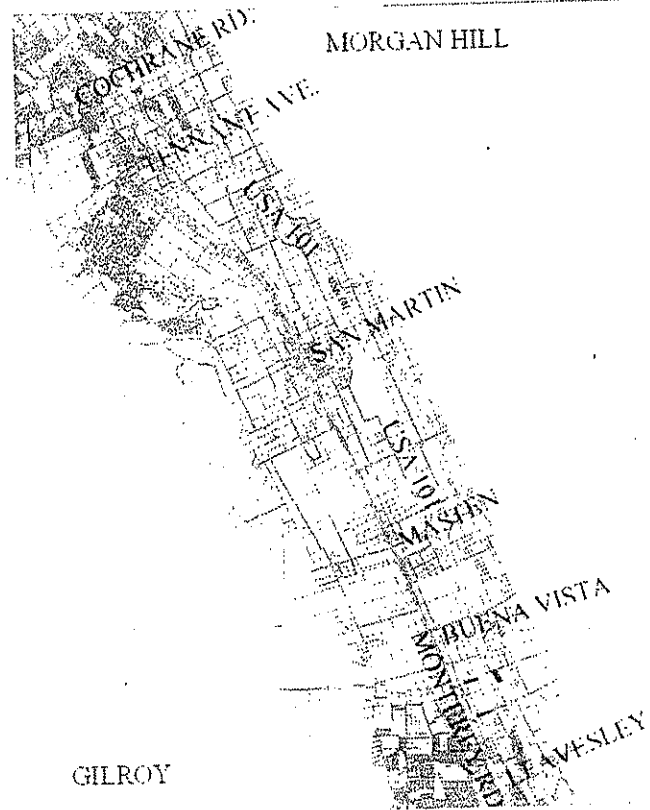
COST ESTIMATE ACCURACY: Estimate based on preliminary design and engineer's estimate

JUSTIFICATION:

Need identified in FY 2002 Sewer Master Plan.

RESPONSIBLE DEPARTMENT:

Public Works



CODE - COSTS	(Thousands of Dollars)					Five-Year
	2006-07	2007-08	2008-09	2009-10	2010-11	
6120 - Property Acquisition						\$0
6200 - Professional Service	\$1,250					\$1,250
6360 - Construction	\$4,000					\$4,000
6530 - CIP Administration	\$100					\$100
PROJECT COST	\$5,350					\$5,350
FUNDING SOURCE(S)						
641-Sewer Impact Fund (Rev Bond Sale)	\$5,350					\$5,350
	\$5,350					\$5,350

PROJECT TITLE: New Sewer Mains

Project Number: 310006

Category: Sanitary Sewer
Project Location: Citywide

DESCRIPTION:

New sewer mains are required to ensure adequate sewer flow as the city expands. In accordance with the 2002 Sewer Master Plan, some mains will be constructed by the City, and some by developers with partial reimbursement from the City. A new Barrett Ave. trunk sewer will be designed in 06/07 and constructed in 07/08.

COST ESTIMATE ACCURACY: Preliminary estimate based on approved Master Plan estimated costs, escalated.

JUSTIFICATION:

Currently, some areas in our sewer system are experiencing problems. The new sewer mains will ensure that adequate capacity is available to support growth.

RESPONSIBLE DEPARTMENT:

CODE - COSTS	(Thousands of Dollars)					Five-Year
	2006-07	2007-08	2008-09	2009-10	2010-11	
6120 - Property Acquisition						\$0
6200 - Professional Service	\$100					\$100
6360 - Construction		\$1,000				\$1,000
6530 - CIP Administration	\$30	\$70				\$100
PROJECT COST	\$130	\$1,070				\$1,200
FUNDING SOURCE(S)						
641-Sewer Impact Fund (AB1600)	\$130	\$1,070				\$1,200
	\$130	\$1,070				\$1,200

Storm Drainage

(Thousands of Dollars)

PROJECT TITLE

420001 Butterfield Detention Basin

421004 E. Dunne Ave. / Hill Rd. Storm Drain

303 Drainage Impact Fund (AB1600)

304 Drainage Fund (non-AB1600)

PROJECT TITLE: Storm Pipe and Inlet Installation

Project Number: 415097

Category: Storm Drainage
Project Location: Citywide

DESCRIPTION:

Construction of storm drains and storm inlets at various locations within the city to resolve existing drainage problems. Problem areas are targeted to eliminate local flooding problems. In FY 05/06, Farrallon storm drain line was completed. In 06/07, the damaged storm drain at Main and DeWitt avenues will be replaced, and storm drain installed on Barrett Ave.

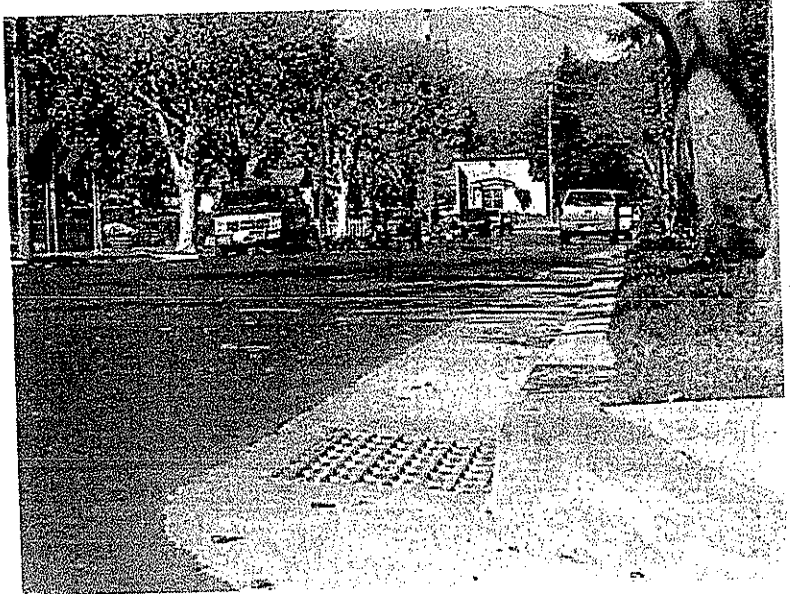
COST ESTIMATE ACCURACY: Preliminary estimate based on approved Master Plan estimated costs, escalated

JUSTIFICATION:

The various projects will improve public safety by minimizing local flooding, where possible.

RESPONSIBLE DEPARTMENT:

Public Works



CODE - COSTS	(Thousands of Dollars)					Five-Year
	2006-07	2007-08	2008-09	2009-10	2010-11	
6120 - Property Acquisition						\$0
6200 - Professional Service						\$0
6360 - Construction	\$250		\$250		\$250	\$750
6530 - CIP Administration	\$60		\$60		\$60	\$180
PROJECT COST	\$310		\$310		\$310	\$930
FUNDING SOURCE(S)						
304-Drainage Fund (non-AB1600)	\$310		\$310		\$310	\$930
	\$310		\$310		\$310	\$930

PROJECT TITLE: Butterfield Detention Basin

Category: Storm Drainage
Project Location: Maple & Railroad avenues

Project Number: 420001

DESCRIPTION:

Construction of 30+ acre detention basin in accordance with adopted EIR. Project may be jointly used in the future as practice sports fields. Property acquisition funds in FY 06/07 are rebudgeted from FY 05/06. If property is successfully acquired, construction of basin will occur in FY 08/09.

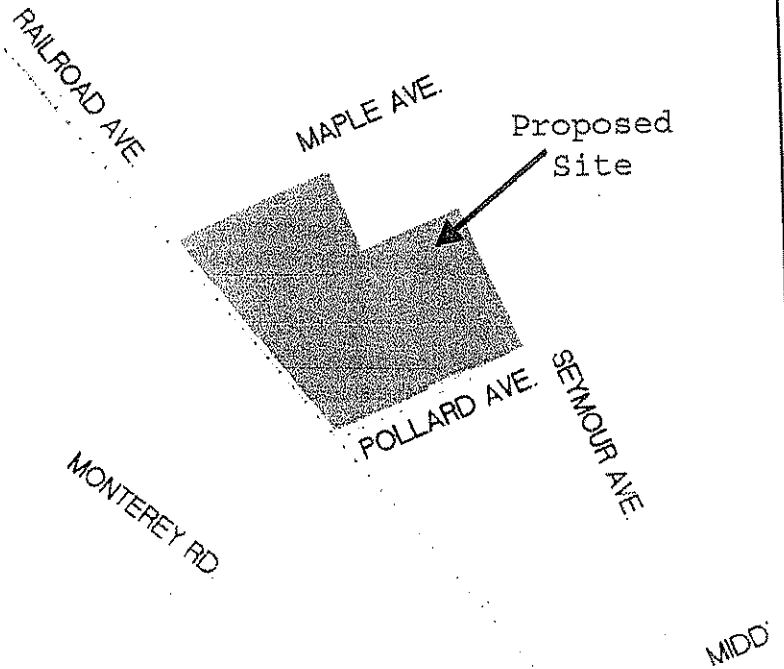
COST ESTIMATE ACCURACY: Very preliminary based on dated appraisal

JUSTIFICATION:

The railroad drainage area of city has no natural storm water outlet. Previous storm drain master plans and a 1992 EIR identified the site for construction of a detention basin to mitigate downstream flooding upon completion of the Butterfield Channel.

RESPONSIBLE DEPARTMENT:

Public Works



CODE - COSTS	(Thousands of Dollars)					Five-Year
	2006-07	2007-08	2008-09	2009-10	2010-11	
6120 - Property Acquisition	\$1,800					\$1,800
6200 - Professional Service	\$40	\$50	\$40			\$130
6360 - Construction			\$2,325			\$2,325
6530 - CIP Administration	\$80	\$10	\$80			\$170
PROJECT COST	\$1,920	\$60	\$2,445			\$4,425
FUNDING SOURCE(S)						
303-Drainage Impact Fund (AB1600)	\$1,920	\$60	\$2,445			\$4,425
	\$1,920	\$60	\$2,445			\$4,425

PROJECT TITLE: E. Dunne Ave. / Hill Rd. Storm Drain

Project Number: 421004

Category: Storm Drainage
Project Location: Citywide

DESCRIPTION:

Construction of storm drain improvements on E. Dunne Ave. from Hill Rd. west to mitigate flooding on Dunne Ave west from Hill Rd. In FY 04/05 began preliminary design consultation with the SCVWD. Funding is carried over from 05/06.

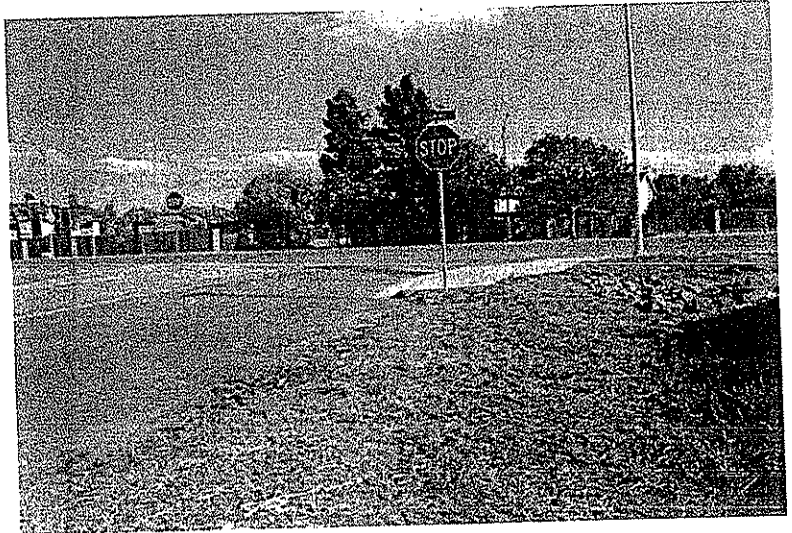
COST ESTIMATE ACCURACY: Very preliminary, based on available funding

JUSTIFICATION:

Alleviates flooding at intersection of E. Dunne Ave. and Hill Rd.

RESPONSIBLE DEPARTMENT:

Public Works



CODE - COSTS	(Thousands of Dollars)					Five-Year
	2006-07	2007-08	2008-09	2009-10	2010-11	
6120 - Property Acquisition						\$0
6200 - Professional Service	\$50					\$50
6360 - Construction	\$580					\$580
6530 - CIP Administration	\$70					\$70
PROJECT COST	\$700					\$700
FUNDING SOURCE(S)						
304-Drainage Fund (non-AB1600)	\$700					\$700
	\$700					\$700

**CITY OF MORGAN HILL
CAPITAL IMPROVEMENT PROGRAM
Streets & Roads**

(Thousands of Dollars)

	2006-07	2007-08	2008-09	2009-10	2010-11	TOTALS
PROJECT TITLE						
501093 Plan Line Major Streets	\$240	\$0	\$220	\$0	\$0	\$460
502093 New Signal Construction	\$275	\$0	\$275	\$0	\$0	\$550
502L05 Downtown Traffic Calming	\$266	\$0	\$0	\$0	\$0	\$266
504E00 Butterfield Boulevard Extension	\$0	\$75	\$5,935	\$8,120	\$0	\$14,130
512093 Underground Monterey Utilities	\$45	\$0	\$0	\$0	\$0	\$45
519096 Pavement Rehabilitation Program	\$704	\$300	\$150	\$150	\$150	\$1,454
529001 Underground Utilities - Misc. Locations	\$0	\$180	\$0	\$180	\$0	\$360
531003 Highway 101/Tennant Interchange	\$0	\$825	\$0	\$7,100	\$0	\$7,925
540005 Tilton Avenue / UPRR Safety Improvements	\$910	\$0	\$0	\$0	\$0	\$910
541005 Downtown Street Improvements & Parking	\$0	\$1,015	\$2,870	\$2,890	\$900	\$7,675
542006 Depot Street Parking	\$85	\$0	\$0	\$0	\$0	\$85
543006 Third Street Promenade	\$200	\$1,000	\$0	\$0	\$0	\$1,200
	\$2,725	\$3,395	\$9,450	\$18,440	\$1,050	\$35,060

PROJECT FUNDING SOURCES

202 Street Maintenance Fund	\$153	\$0	\$0	\$0	\$0	\$153
202 Street Fund (Livable Communities grant)	\$144	\$784	\$0	\$0	\$0	\$928
202 Street (xfr fm Environmental Pgms-Fund 232)	\$150	\$150	\$150	\$150	\$150	\$750
202 Street Fund (STIP Grant)	\$401	\$150	\$0	\$7,100	\$0	\$7,651
202 Street Fund (STIP Grant VTP 2030)	\$0	\$75	\$985	\$6,240	\$0	\$7,300
309 Traffic Impact Fund (AB1600)	\$1,691	\$825	\$5,445	\$1,880	\$0	\$9,841
317 Redevelopment Agency	\$186	\$0	\$0	\$0	\$0	\$186
317 Redevelopment Agency Extension	\$0	\$1,231	\$2,870	\$2,890	\$900	\$7,891
350 Undergrounding	\$0	\$180	\$0	\$180	\$0	\$360
	\$2,725	\$3,395	\$9,450	\$18,440	\$1,050	\$35,060

PROJECT TITLE: Plan Line Major Streets

Category: Streets & Roads
Project Location: Citywide

Project Number: 501093

DESCRIPTION:

Circulation Element of General Plan identifies future roadways to relieve traffic congestion, eliminate safety problems, and/or improve access. Plan lines, which include environmental review, to be established for: 1) Butterfield Blvd. - from Tennant Ave. south to Watsonville Rd. (to be completed in FY 05/06); 2) Spring Ave connection with San Pedro Ave at Monterey Rd. (to be completed in FY 05/06); 3) Santa Teresa corridor - south City limits to north City limits (to be completed in FY 06/07 pending results of Coyote Valley Specific Plans). In FY 08/09 an as-yet-to-be-determined plan line will be studied.

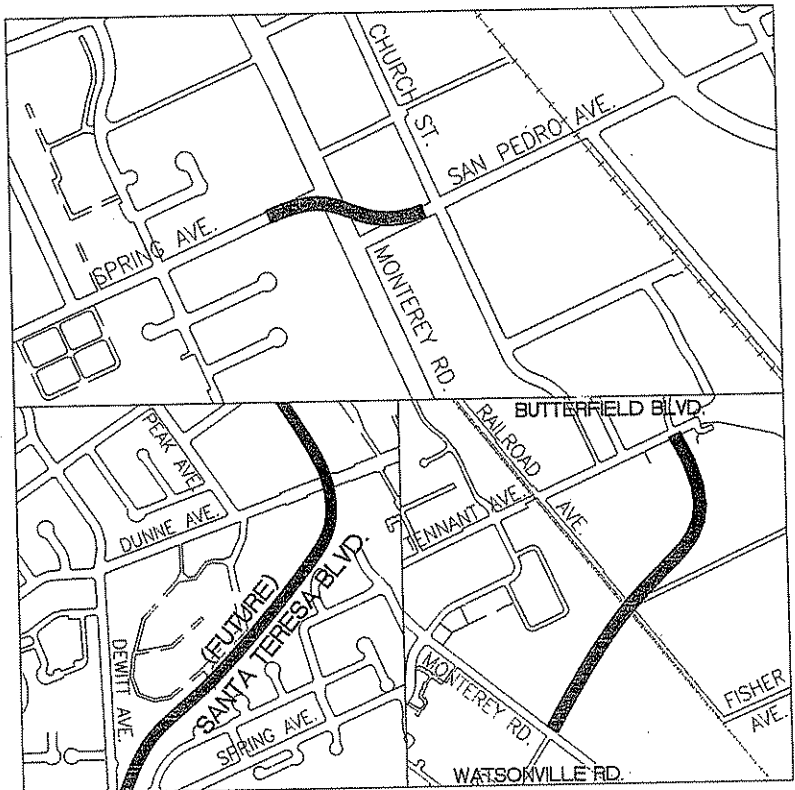
COST ESTIMATE ACCURACY: Very preliminary

JUSTIFICATION:

Establishing plan lines for the City's future streets will ensure the preservation of the required rights-of-way for future streets and helps ensure safety and efficiency in traffic circulation.

RESPONSIBLE DEPARTMENT:

Public Works



CODE - COSTS	(Thousands of Dollars)					Five-Year
	2006-07	2007-08	2008-09	2009-10	2010-11	
6120 - Property Acquisition						\$0
6200 - Professional Service	\$190		\$180			\$370
6360 - Construction						\$0
6530 - CIP Administration	\$50		\$40			\$90
PROJECT COST	\$240		\$220			\$460
FUNDING SOURCE(S)						
309-Traffic Impact Fund (AB1600)	\$240		\$220			\$460
	\$240		\$220			\$460

PROJECT TITLE: New Signal Construction

Project Number: 502093

Category: Streets & Roads

Project Location: Citywide

DESCRIPTION:

New traffic signals installed as needed to meet growing traffic demands. In FY 06/07, the project will include an intersection upgrade and new traffic signal at Spring Ave/Monterey Rd., subject to the findings of the alignment study.

COST ESTIMATE ACCURACY: Estimate based on past experience

JUSTIFICATION:

New signals and signal upgrades at key intersections in the City will improve access to key business districts, as well as improve traffic circulation and safety.

RESPONSIBLE DEPARTMENT:

Public Works



CODE - COSTS	(Thousands of Dollars)					Five-Year
	2006-07	2007-08	2008-09	2009-10	2010-11	
6120 - Property Acquisition						\$0
6200 - Professional Service	\$25		\$25			\$50
6360 - Construction	\$200		\$210			\$410
6530 - CIP Administration	\$50		\$40			\$90
PROJECT COST	\$275		\$275			\$550
FUNDING SOURCE(S)						
309-Traffic Impact Fund (AB1600)	\$275		\$275			\$550
	\$275		\$275			\$550

PROJECT TITLE: Downtown Traffic Calming

Project Number: 502L05

Category: Streets & Roads

Project Location: Monterey Rd. between E. Dunne and Main

DESCRIPTION:

Traffic calming measures along Monterey Rd. in the downtown area. Phase 1 included speed cushions and street trees and was completed in FY 04/05. Design of Ph 2 was completed in 05/06. It modifies and upgrades the Main Ave./Monterey Rd. intersection to for more efficient traffic movement, particularly southbound Monterey Rd. to eastbound Main Ave. Scope includes reconstruction of median on north leg to create longer turn pocket and upgrade traffic signal.

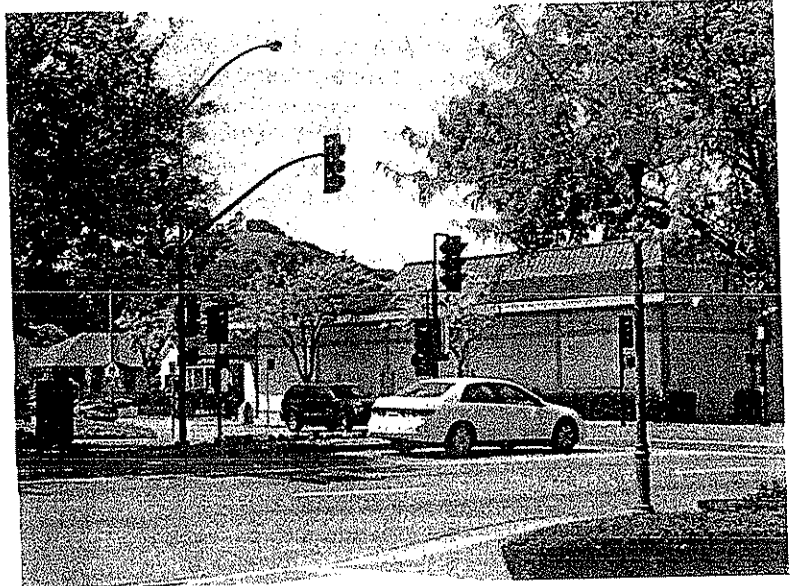
COST ESTIMATE ACCURACY: Preliminary estimate only

JUSTIFICATION:

A General Plan goal is to move traffic from Monterey Rd. to Butterfield Blvd. and to give Monterey Rd. special consideration to balance its dual function as an arterial street and as an access to downtown area. Recent City Council direction to reduce amount of thru-traffic on Monterey Rd. in downtown area will be facilitated by this project.

RESPONSIBLE DEPARTMENT:

Public Works



CODE - COSTS	(Thousands of Dollars)					Five-Year
	2006-07	2007-08	2008-09	2009-10	2010-11	
6120 - Property Acquisition						\$0
6200 - Professional Service						\$0
6360 - Construction	\$250					\$250
6530 - CIP Administration	\$16					\$16
PROJECT COST	\$266					\$266
FUNDING SOURCE(S)						
309-Traffic Impact Fund (AB1600)	\$266					\$266
	\$266					\$266

PROJECT TITLE: Butterfield Boulevard Extension

Category: Streets & Roads

Project Number: 504E00

Project Location: Butterfield Blvd (Tennant Ave. to Watsonville Rd)

DESCRIPTION:

Butterfield Blvd. is a multi-lane arterial eventually connecting Cochrane Rd. to Watsonville Rd. (Butterfield will also extend north of Cochrane). Overall project provides alternative north/south route, improving service levels on Monterey Rd. Butterfield extension from San Pedro to Tennant completed Dec 03. Final phase of this work extends Butterfield from Tennant to Watsonville Rd. In FY 07/08, the ROW acquisition of the project will begin. Alignment issues and concept design were completed in 04/05 and 05/06. This section is included in the VTP 2030, making it eligible for Federal and State transportation grant funds. The scope of work for the Tennant Ave. to Watsonville Rd. section includes a grade separation over the UPRR tracks near Fisher Ave.



COST ESTIMATE ACCURACY: Preliminary estimate without any preliminary engineering

JUSTIFICATION:

Butterfield Boulevard was built to meet existing and future traffic volumes in the City and the RDA project Area. It will also continue to enhance access to substantial tracts of commercial/industrial land and will contribute to economic development goals.

RESPONSIBLE DEPARTMENT:

Public Works

CODE - COSTS	(Thousands of Dollars)					Five-Year
	2006-07	2007-08	2008-09	2009-10	2010-11	
6120 - Property Acquisition			\$4,800			\$4,800
6200 - Professional Service		\$65	\$1,035			\$1,100
6360 - Construction				\$7,980		\$7,980
6530 - CIP Administration		\$10	\$100	\$140		\$250
PROJECT COST		\$75	\$5,935	\$8,120		\$14,130
FUNDING SOURCE(S)						
202-Street Fund (STIP Grant VTP 2030)		\$75	\$985	\$6,240		\$7,300
309-Traffic Impact Fund (AB1600)			\$4,950	\$1,880		\$6,830
		\$75	\$5,935	\$8,120		\$14,130

PROJECT TITLE: Underground Monterey Utilities

Project Number: 512093

Category: Streets & Roads

Project Location: Monterey Road - Dunne to 600' north of Cosmo

DESCRIPTION:

City's goal is to underground the overhead utility lines along Monterey Rd. from Dunne Ave. to Tennant Ave. using Rule 20A funds. PG&E is responsible for design. Sufficient Rule 20A funds are available to accomplish undergrounding from Dunne to approximately 600 ft. north of Cosmo. Construction anticipated in 06/07 using \$1,200,000 of Rule 20A funding. These funds will not come to the City, but will be spent by PG&E against the City's 20A fund balance held by PG&E.

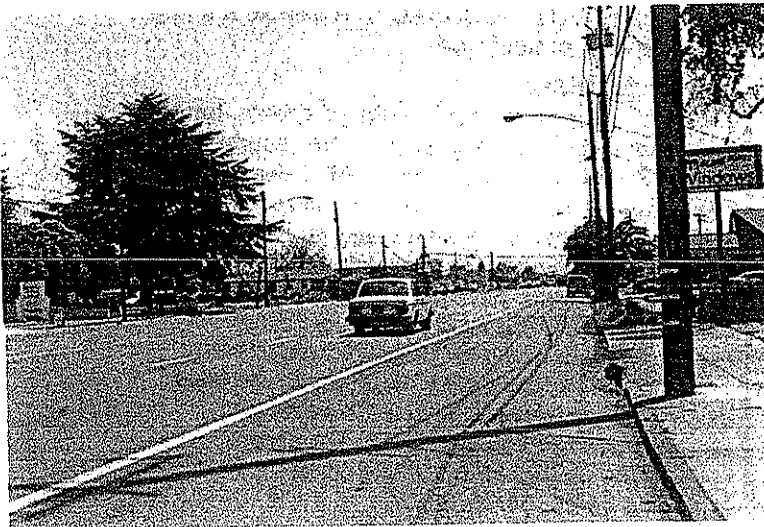
COST ESTIMATE ACCURACY: Estimate based on past experience; preliminary engineering only, no field survey

JUSTIFICATION:

The undergrounding of utilities will improve both the aesthetics and safety along Monterey Road.

RESPONSIBLE DEPARTMENT:

Public Works



CODE - COSTS	(Thousands of Dollars)					Five-Year
	2006-07	2007-08	2008-09	2009-10	2010-11	
6120 - Property Acquisition						\$0
6200 - Professional Service						\$0
6360 - Construction						\$0
6530 - CIP Administration	\$45					\$45
PROJECT COST	\$45					\$45
FUNDING SOURCE(S)						
317-Redevelopment Agency	\$45					\$45
	\$45					\$45

PROJECT TITLE: Pavement Rehabilitation Program

Category: Streets & Roads
Project Location: Citywide

Project Number:519096

DESCRIPTION:

DESCRIPTION:
The Pavement Rehabilitation Program involves the rehabilitation of existing street surfaces by crack sealing, slurry seal, overlay or reconstruction.

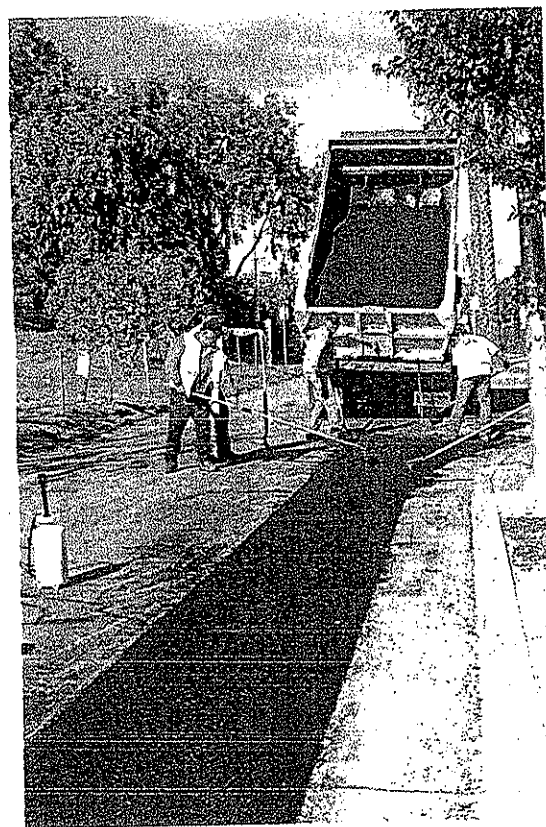
COST ESTIMATE ACCURACY: Available funding drives level of project work

JUSTIFICATION:

Program extends the surface life of streets, thus reducing expensive asphalt concrete resurfacing costs. Street System Condition 2006 Report recommends \$3.47M needed annually in pavement resurfacing each of the next 5 years. For past 5 years, annual pavement resurfacing projects have averaged between \$500,000-600,000. At funding level shown over the next 5 years, deferred maintenance backlog for pavement resurfacing projected to exceed \$12M. Staff continues to be diligent with grant applications for pavement rehabilitation/resurfacing needs. Pavement resurfacing project for 06/07 will combine funding from FYs 04/05, 05/06, 06/07.

RESPONSIBLE DEPARTMENT:

Public Works



CODE - COSTS	(Thousands of Dollars)					Five-Year
	2006-07	2007-08	2008-09	2009-10	2010-11	
6120 - Property Acquisition						\$0
6200 - Professional Service	\$50	\$20	\$10	\$10	\$10	\$100
6360 - Construction	\$624	\$255	\$125	\$125	\$125	\$1,254
6530 - CIP Administration	\$30	\$25	\$15	\$15	\$15	\$100
PROJECT COST	\$704	\$300	\$150	\$150	\$150	\$1,454

FUNDING SOURCE(S)						
202-Street Maintenance Fund	\$153					\$153
202-Street Fund (STIP Grant)	\$401	\$150				\$551
202-Street (xfr fm Environmental Pgms-Fund 232)	\$150	\$150	\$150	\$150	\$150	\$750
	\$704	\$300	\$150	\$150	\$150	\$1,454

PROJECT TITLE: Underground Utilities - Misc. Locations

Category: Streets & Roads

Project Number: 529001

Project Location: Undetermined

DESCRIPTION:

In-lieu fees are collected on case-by-case basis from developers when utility undergrounding is not feasible. These funds are contributed (also case-by-case) to developers to extend undergrounding beyond the frontage of their development, or in a CIP project to extend undergrounding beyond the project's limit.

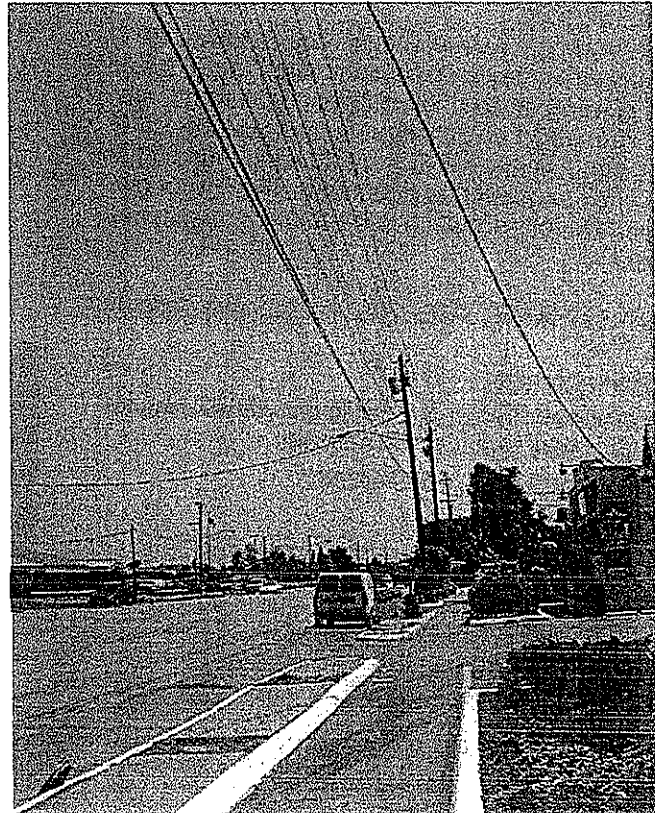
COST ESTIMATE ACCURACY: Annual appropriation without regard to specific project, based on past-years' average costs

JUSTIFICATION:

The undergrounding of overhead utility wires and poles increases safety and aesthetics of the streetscape. This annual program is entirely dependent on the receipt of sufficient funds paid by developers.

RESPONSIBLE DEPARTMENT:

Public Works



CODE - COSTS	(Thousands of Dollars)					Five-Year
	2006-07	2007-08	2008-09	2009-10	2010-11	
6120 - Property Acquisition						\$0
6200 - Professional Service		\$15		\$15		\$30
6360 - Construction		\$155		\$135		\$290
6530 - CIP Administration		\$10		\$30		\$40
PROJECT COST		\$180		\$180		\$360
FUNDING SOURCE(S)						
350-Undergrounding		\$180		\$180		\$360
		\$180		\$180		\$360

PROJECT TITLE: Highway 101/Tennant Interchange

Category: Streets & Roads

Project Number: 531003

Project Location: Highway 101/Tennant Interchange

DESCRIPTION:

Widen Tennant Avenue bridge over Highway 101 and provide 4 lanes on Tennant over Hwy 101 and a loop on-ramp at eastbound Tennant to northbound 101. Construction contingent upon receiving STIP grant and assumes 50% grant funding. Funding in FY 05/06 completed Environmental Review and Project Report. Funding in FY 07/08 for preliminary design.

COST ESTIMATE ACCURACY: Estimate based on 30% PSR

JUSTIFICATION:

City General Plan shows traffic growth will require bridge widening and loop on-ramp.

RESPONSIBLE DEPARTMENT:

Public Works



CODE - COSTS	(Thousands of Dollars)					Five-Year
	2006-07	2007-08	2008-09	2009-10	2010-11	
6120 - Property Acquisition						\$0
6200 - Professional Service		\$750				\$750
6360 - Construction				\$7,000		\$7,000
6530 - CIP Administration		\$75		\$100		\$175
PROJECT COST		\$825		\$7,100		\$7,925
FUNDING SOURCE(S)						
309-Traffic Impact Fund (AB1600)		\$825				\$825
202-Street Fund (STIP Grant)				\$7,100		\$7,100
		\$825		\$7,100		\$7,925

PROJECT TITLE: Tilton Avenue / UPRR Safety Improvements

Project Number: 540005

Category: Streets & Roads

Project Location: Tilton Ave. / UPRRt intersection

DESCRIPTION:

Road and signal improvements to enhance the safety of the Tilton Ave./UPRR intersection. Project includes reconstruction of southbound lanes of Monterey Rd. as they approach and leave the Tilton Ave. intersection to eliminate current grade differential between UPRR tracks and Monterey Road. Also, reconstruction of Tilton Ave. west of Monterey Rd. and upgrades to existing railroad gates.

COST ESTIMATE ACCURACY: Preliminary estimate only

JUSTIFICATION:

Safety improvements required to maintain long term viability of Tilton Ave. as connector between Monterey Rd. and Hale Ave.

RESPONSIBLE DEPARTMENT:

Public Works



CODE - COSTS	(Thousands of Dollars)					Five-Year
	2006-07	2007-08	2008-09	2009-10	2010-11	
6120 - Property Acquisition						\$0
6200 - Professional Service						\$0
6360 - Construction	\$850					\$850
6530 - CIP Administration	\$60					\$60
PROJECT COST	\$910					\$910
FUNDING SOURCE(S)						
309-Traffic Impact Fund (AB1600)	\$910					\$910
	\$910					\$910

PROJECT TITLE: Downtown Street Improvements & Parking

Category: Streets & Roads
Project Location: Downtown area

Project Number: 541005

DESCRIPTION:

Placeholder project for streetscape and parking lot projects in the downtown area per the Downtown Plan. Needs include pavement rehabilitation, new parking lots, traffic calming, and various streetscape projects to enhance the downtown area. Funding to come from 2006 RDA Extension.

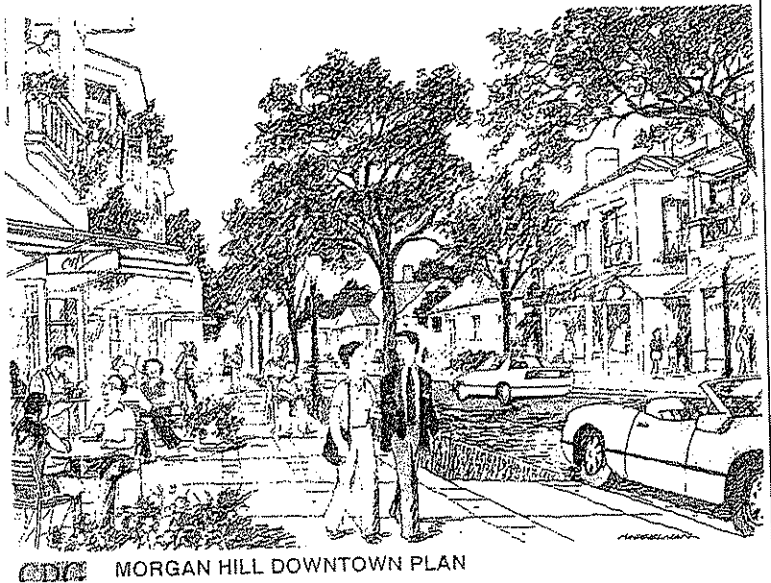
COST ESTIMATE ACCURACY: Based only on available funds

JUSTIFICATION:

To fund street improvements identified in the Downtown Plan.

RESPONSIBLE DEPARTMENT:

Public Works



MORGAN HILL DOWNTOWN PLAN

CODE - COSTS	(Thousands of Dollars)					Five-Year
	2006-07	2007-08	2008-09	2009-10	2010-11	
6120 - Property Acquisition			\$1,000	\$1,000		\$2,000
6200 - Professional Service		\$100	\$100	\$100	\$100	\$400
6360 - Construction		\$900	\$1,750	\$1,700	\$750	\$5,100
6530 - CIP Administration		\$15	\$20	\$90	\$50	\$175
PROJECT COST		\$1,015	\$2,870	\$2,890	\$900	\$7,675
FUNDING SOURCE(S)						
317-Redevelopment Agency Extension		\$1,015	\$2,870	\$2,890	\$900	\$7,675
		\$1,015	\$2,870	\$2,890	\$900	\$7,675

PROJECT TITLE: Depot Street Parking

Category: Streets & Roads
Project Location: Depot Street

Project Number: 542006

DESCRIPTION:

This project creates a new parking lot of 10 additional spaces on Depot Street in an area just north of the current train depot parking area. This project will be designed in-house.

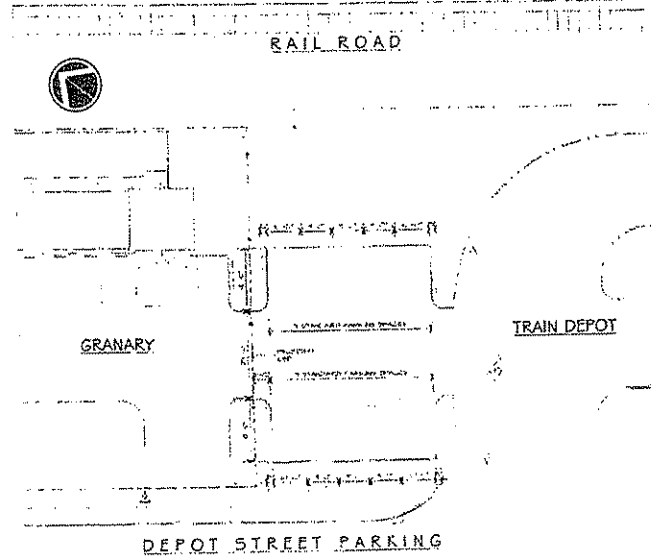
COST ESTIMATE ACCURACY: Engineer's estimate

JUSTIFICATION:

Additional parking will increase customer accessibility to the downtown core, and assist in accommodating some of the anticipated additional economic activity resulting from the improvements of the Depot Street Reconstruction project.

RESPONSIBLE DEPARTMENT:

Public Works



CODE - COSTS	(Thousands of Dollars)					Five-Year
	2006-07	2007-08	2008-09	2009-10	2010-11	
6120 - Property Acquisition						\$0
6200 - Professional Service						\$0
6360 - Construction	\$75					\$75
6530 - CIP Administration	\$10					\$10
PROJECT COST	\$85					\$85
FUNDING SOURCE(S)						
317-Redevelopment Agency	\$85					\$85
	\$85					\$85

PROJECT TITLE: Third Street Promenade

Category: Streets & Roads Project Location: Downtown area						Project Number: 543006	
DESCRIPTION: Creation of the Third St. promenade by widening sidewalks, narrowing the roadway, and installing landscaping, lighting, and street furniture in accordance with City's Downtown Plan. Funding is expected from Livable Communities grants with matching funds from either the RDA or the 2006 RDA Extension.							
COST ESTIMATE ACCURACY: Estimate based on past experience							
JUSTIFICATION: City's Downtown Plan was adopted to establish a vision for the downtown area including streetscape projects.							
RESPONSIBLE DEPARTMENT: Public Works							
(Thousands of Dollars)							Five-Year
CODE - COSTS	2006-07	2007-08	2008-09	2009-10	2010-11		
6120 - Property Acquisition						\$0	
6200 - Professional Service	\$180					\$180	
6360 - Construction		\$980				\$980	
6530 - CIP Administration	\$20	\$20				\$40	
PROJECT COST	\$200	\$1,000				\$1,200	
FUNDING SOURCE(S)							
202-Street Fund (Livable Communities grant)	\$144	\$784				\$928	
317-Redevelopment Agency	\$56					\$56	
317-Redevelopment Agency Extension		\$216				\$216	
	\$200	\$1,000				\$1,200	

Water

(Thousands of Dollars)

PROJECT TITLE	2006-07	2007-08	2008-09	2009-10	2010-11	TOTALS
601093 New Well Property/Construction	\$1,020	\$0	\$1,000	\$0	\$0	\$2,020
603093 New Water Mains	\$415	\$420	\$450	\$475	\$500	\$2,260
607093 Booster Pump Rehabilitation	\$0	\$310	\$0	\$300	\$0	\$610
608093 Rehabilitate Water Wells	\$60	\$0	\$60	\$0	\$60	\$180
610093 Water Main Replacement	\$310	\$0	\$320	\$0	\$360	\$990
615095 Polybutylene Service Replacement	\$400	\$0	\$0	\$0	\$0	\$400
	\$2,205	\$730	\$1,830	\$775	\$920	\$6,460

PROJECT FUNDING SOURCES

[illegible]

PROJECT TITLE: New Well Property/Construction

Category: Water
Project Location: City-wide

Project Number: 601093

DESCRIPTION:

The Water Master Plan recommends that more water wells be constructed to meet quality standards, improve reliability, and provide for increased demand due to growth. In FY 04/05, Butterfield Well was drilled and in 05/06 was completed. In 05/06 staff will identify a site in the Boys Ranch zone and begin construction in 06/07.

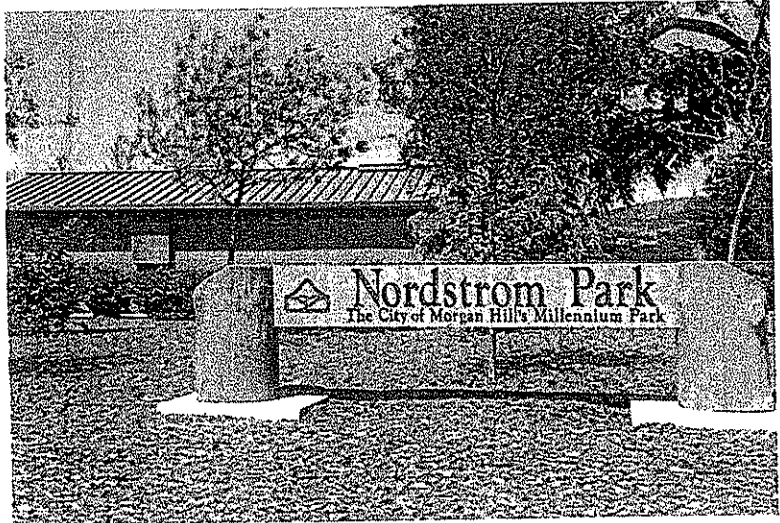
COST ESTIMATE ACCURACY: Estimate based on recently completed project

JUSTIFICATION:

The 2002 Water Master Plan identifies the need for two additional wells.

RESPONSIBLE DEPARTMENT:

Public Works



CODE - COSTS	(Thousands of Dollars)					Five-Year
	2006-07	2007-08	2008-09	2009-10	2010-11	
6120 - Property Acquisition	\$50		\$50			\$100
6200 - Professional Service	\$100		\$100			\$200
6360 - Construction	\$800		\$800			\$1,600
6530 - CIP Administration	\$70		\$50			\$120
PROJECT COST	\$1,020		\$1,000			\$2,020
FUNDING SOURCE(S)						
651-Water Impact Fund (AB1600)	\$1,020		\$1,000			\$2,020
	\$1,020		\$1,000			\$2,020

PROJECT TITLE: New Water Mains

Category: Water
Project Location: Citywide

Project Number: 603093

DESCRIPTION:

New water mains are required to provide adequate water supply as the City expands. In accordance with the 2002 Water Master Plan, some mains will be constructed by the City, and some by developers with partial reimbursement from the City.

COST ESTIMATE ACCURACY: Preliminary estimate based on approved Master Plan estimated costs, escalated

JUSTIFICATION:

Currently, some areas in our water system are experiencing fire flow demand problems. The new water mains will ensure that adequate water is supplied throughout the system to accommodate future demand.

RESPONSIBLE DEPARTMENT:

Public Works



CODE - COSTS	(Thousands of Dollars)					Five-Year
	2006-07	2007-08	2008-09	2009-10	2010-11	
6120 - Property Acquisition						\$0
6200 - Professional Service	\$40	\$40	\$45	\$45	\$45	\$215
6360 - Construction	\$320	\$340	\$365	\$390	\$410	\$1,825
6530 - CIP Administration	\$55	\$40	\$40	\$40	\$45	\$220
PROJECT COST	\$415	\$420	\$450	\$475	\$500	\$2,260
FUNDING SOURCE(S)						
651-Water Impact Fund (AB1600)	\$415	\$420	\$450	\$475	\$500	\$2,260
	\$415	\$420	\$450	\$475	\$500	\$2,260

PROJECT TITLE: Booster Pump Rehabilitation

Category: Water
Project Location: City Booster Stations

Project Number: 607093

DESCRIPTION:

In accordance with our Water Master Plan, several of our water booster stations are in need of rehabilitation. The Jackson Oaks booster pump was constructed in FY 05/06, including secure enclosures, improved mechanical equipment, and emergency power provisions. The schedule calls for rehabilitation of Glen Ayre booster station (FY 07/08) and Woodland Acres (09/10).

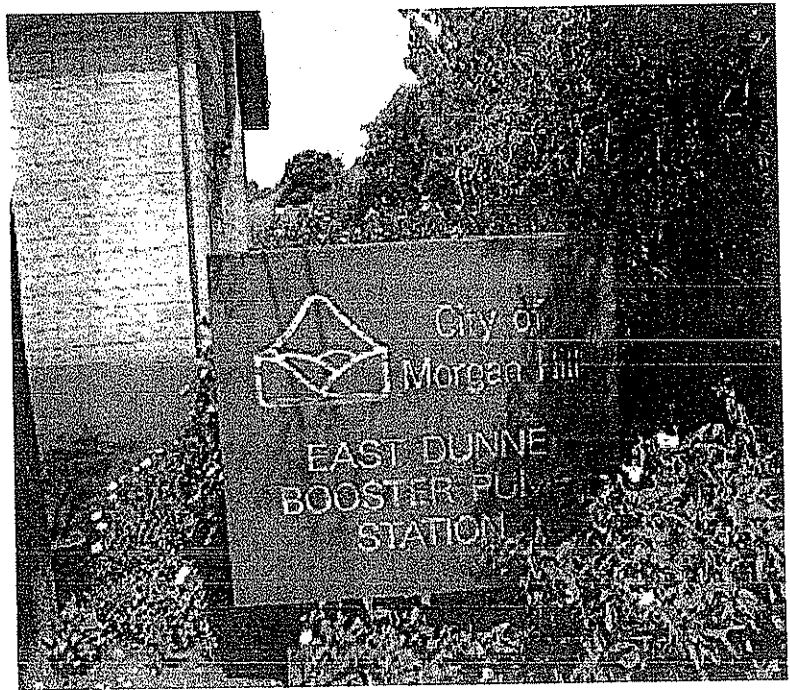
COST ESTIMATE ACCURACY: Estimate based on past experience

JUSTIFICATION:

Several existing booster pumps are very old and require excessive maintenance.

RESPONSIBLE DEPARTMENT:

Public Works



CODE - COSTS	(Thousands of Dollars)					Five-Year
	2006-07	2007-08	2008-09	2009-10	2010-11	
6120 - Property Acquisition						\$0
6200 - Professional Service		\$20		\$30		\$50
6360 - Construction		\$230		\$230		\$460
6530 - CIP Administration		\$60		\$40		\$100
PROJECT COST		\$310		\$300		\$610
FUNDING SOURCE(S)						
653-Water System Replacement Fund		\$310		\$300		\$610
		\$310		\$300		\$610

PROJECT TITLE: Rehabilitate Water Wells

Project Number: 608093

Category: Water

Project Location: Citywide

DESCRIPTION:

The Water Master Plan recommends the systematic rehabilitation of City wells. All facilities will be standardized to reduce the required parts inventory and provide ease of maintenance. Electrical deficiencies at these sites will be addressed and chlorination equipment will be upgraded.

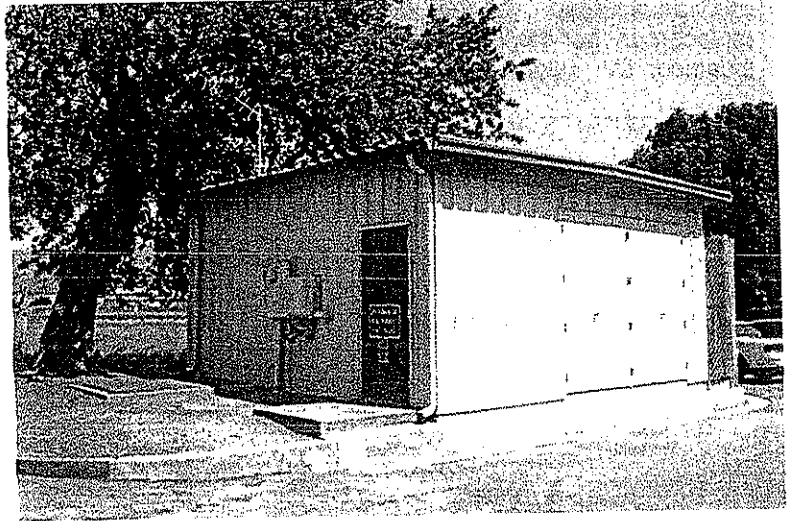
COST ESTIMATE ACCURACY: Annual appropriation without regard to specific project, based on past years' average costs

JUSTIFICATION:

Rehabilitation is needed to improve water quality, restore the production demand at all wells throughout the system, and improve reliability.

RESPONSIBLE DEPARTMENT:

Public Works



CODE - COSTS	(Thousands of Dollars)					Five-Year
	2006-07	2007-08	2008-09	2009-10	2010-11	
6120 - Property Acquisition						\$0
6200 - Professional Service						\$0
6360 - Construction	\$50		\$50		\$50	\$150
6530 - CIP Administration	\$10		\$10		\$10	\$30
PROJECT COST	\$60		\$60		\$60	\$180

FUNDING SOURCE(S)	2006-07	2007-08	2008-09	2009-10	2010-11	Five-Year
653-Water System Replacement Fund	\$60		\$60		\$60	\$180
	\$60		\$60		\$60	\$180

PROJECT TITLE: Water Main Replacement

Category: Water
Project Location: Citywide

Project Number: 610093

DESCRIPTION:

This project budgets for annual improvements to the City's water system. In 04/05 the water line from East Dunne Booster to Jackson Booster Pump was partially replaced. In 05/06 a second street water line was replaced. The main lines planned for replacement per the Water Master Plan for 06/07 are located in the Llagas zone and Boys Ranch zone.

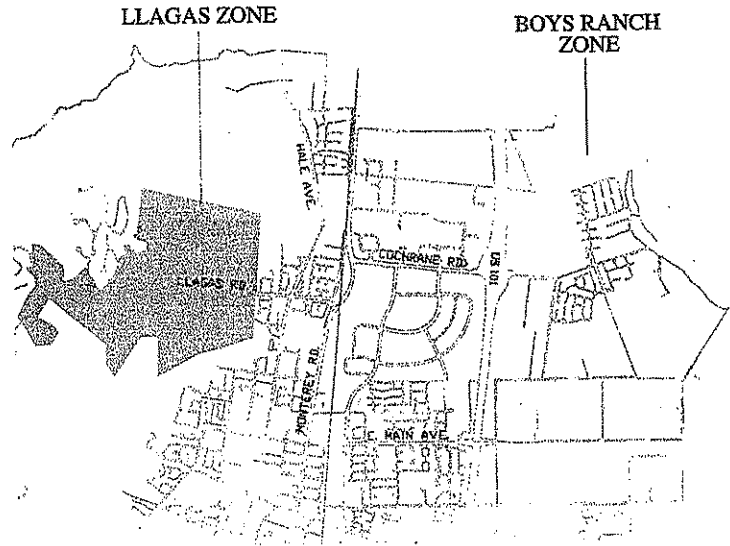
COST ESTIMATE ACCURACY: Preliminary estimate only; preliminary engineering only, with field survey

JUSTIFICATION:

These projects will increase fire flows to current standards.

RESPONSIBLE DEPARTMENT:

Public Works



CODE - COSTS	(Thousands of Dollars)					Five-Year
	2006-07	2007-08	2008-09	2009-10	2010-11	
6120 - Property Acquisition						\$0
6200 - Professional Service	\$10		\$10		\$15	\$35
6360 - Construction	\$230		\$250		\$275	\$755
6530 - CIP Administration	\$70		\$60		\$70	\$200
PROJECT COST	\$310		\$320		\$360	\$990
FUNDING SOURCE(S)						
653-Water System Replacement Fund	\$310		\$320		\$360	\$990
	\$310		\$320		\$360	\$990

PROJECT TITLE: Polybutylene Service Replacement

Category: Water
Project Location: Citywide

Project Number:615095

DESCRIPTION:

Polybutylene water services were extensively used throughout town from 1970 to 1985. The plastic water services have proven to be inferior and frequently break. We have been replacing the services systematically for many years, and there are currently less than 250 polybutylene services left in Morgan Hill. Our 06/07 project will complete the replacement.

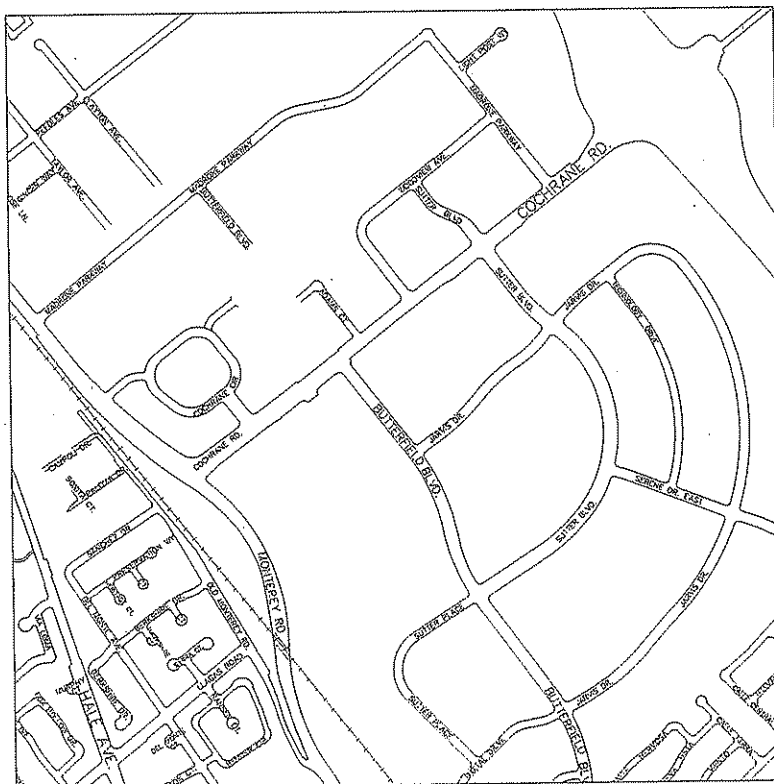
COST ESTIMATE ACCURACY: Preliminary estimate only

JUSTIFICATION:

By replacing the plastic water services, the City will realize a substantial savings in staff time and will lessen inconvenience to the City's water customers.

RESPONSIBLE DEPARTMENT:

Public Works

[illegible]



MEMORANDUM

Date: APRIL 25, 2006
To: PLANNING COMMISSION
From: COMMUNITY DEVELOPMENT DEPARTMENT
Subject: RESIDENTIAL DEVELOPMENT CONTROL SYSTEM – FIRST QUARTERLY
REPORT FOR 2006

REQUEST

This RDCS Quarterly Report is presented to the Planning Commission, as required by Section 18.78.150 of the Municipal Code, to allow the Commission to review the progress of Residential Development Control System (RDCS) approved projects and if necessary, make recommendations to the City Council regarding the rescission of building allotments.

RECOMMENDATION

- 1) Staff recommends that the Planning Commission approve the RDCS Quarterly Report by minute action.

PROJECT ASSESSMENT

REPORT OBJECTIVES

The purposes of the RDCS Quarterly Report are to monitor the progress of approved projects, and where satisfactory progress is not being made, to take actions, which can result in the rescission and redistribution of building allotments to projects, which can be completed within required time frames.

PROGRESS OF PROJECTS

Entitlements Pending

The following project phases are classified as being BEHIND SCHEDULE:

Barrett-Ditri (MP-02-20) This project was scheduled to obtain nine building permits by March 3, 2006. Six building permits have been issued and two permits are in building plan check.

Barrett-Odishoo (MP-02-22) This project was scheduled to obtain five building permits by March 31, 2006. There are eighteen units in building plan check.

E. Main-Thrust/Marrad (MC-04-19) The recommended schedule for 2006-07 projects has a Final Map submittal deadline of February 1, 2006. This project's initial study is in process, and they are tentatively set to go before the Planning Commission on May 23, 2006.

Jarvis-South Valley Developers (MC-04-22) The recommended schedule for 2006-07 projects has a Final Map submittal deadline of February 1, 2006. There is an initial study being prepared for the project. Once the initial study is complete the project will be set for Planning Commission review.

Church Alcini (MC-04-15) The recommended schedule for 2006-07 projects has a Final Map submittal deadline of February 1, 2006. There is an initial study being prepared for the project. Once the initial study is complete the project will be set for Planning Commission review.

Del Monte-Giovanni (MMC-04-05) The recommended schedule for 2006-07 projects has a Final Map submittal deadline of February 1, 2006. There is an initial study being prepared for the project. Once the initial study is complete the project will be set for Planning Commission review.

Ginger-Custom One (MMC-04-07) The recommended schedule for 2006-07 projects has a Final Map submittal deadline of February 1, 2006. The environmental assessment is in process and the project will be set for Planning Commission review once this is complete.

E. Dunne-Kruse (MMC-04-10) The recommended schedule for 2006-07 projects has a Final Map submittal deadline of February 1, 2006. The applicant is having an independent contractor prepare a geologic and geotechnical review and will submit it to staff by the end of April. Environmental review will continue once this report is received.

All projects behind schedule have been notified by certified mail.

Construction Pending/Completed

Since the last report, RDCS projects have secured 11 additional building permits, and completed construction of 80 homes.

Projects Completed

The following projects or project phases have completed their units and will no longer be reported:

- Tilton-Glenrock/DUC (MP-02-03)
- Peet-Lupine Investors (MP-02-12)
- DeWitt-Marquez (MMP-02-02)
- Central-South County Housing (MP-04-01)

BUILDING ALLOTMENT DISTRIBUTION

In accordance with Section 18.78.030 of the Municipal Code and City Council policy, the Planning Commission is charged with the distribution of building allotments under the City's Residential

Development Control System. Staff has included tables, which illustrate the availability and anticipated utilization of allotments from the "partially completed" set-aside category during the current and next four (4) fiscal years. The status of the "affordable", "micro", "small vertical mixed use", "downtown area open market" and "small project competition" set asides are also included. The tables have been updated to reflect recent allotments awarded in the 2005 Measure C Competition.

PROJECTED POPULATION ESTIMATE

The projected population estimate was not prepared for this meeting because the January 1, 2006 population estimates from the Department of Finance are not available. This information will be provided in the next quarterly report.

CONCLUSION/RECOMMENDATIONS

The Commission is asked to review the Quarterly Report and approve it by minute action.

Attachments:

- Tables Illustrating Progress of Projects
- Tables Illustrating Availability/Use of "Partially Completed", "Affordable", and "Micro" Set-aside Allotments.

RDCS PROJECTS - FISCAL YEAR 1994-95 ALLOTMENT

PROJECT & FILE #	ALLOCATION DATE	# OF UNITS	PERMITS PULLED	UNITS FINALED	DATE OF MOST RECENT ACTION/ENTITLEMENT	NEXT STEP/DEADLINE
Villanova 1 (MP-93-08) San Pedro-Barton	3/24/92	6	0	0	2Q/03-Planning Commission reserved 6 allotments for FY 2004-05	3/1/04-Apply for "partially completed" allotments for 2004/05
TOTALS		6	0	0		

RDCS PROJECTS - FISCAL YEAR 1999-2000 ALLOTMENT

PROJECT & FILE #	ALLOCATION DATE	# OF UNITS	PERMITS PULLED	UNITS FINALED	DATE OF MOST RECENT ACTION/ENTITLEMENT	NEXT STEP/DEADLINE
Christoph-Kosich (MMP-99-04)	4/27/99	1	1	0	1Q/05-pulled 1 permit	Complete construction
TOTALS		1	1	0		

RDCS PROJECTS - FISCAL YEAR 2000-01 ALLOTMENT

PROJECT & FILE #	ALLOCATION DATE	# OF UNITS	PERMITS PULLED	UNITS FINALED	DATE OF MOST RECENT ACTION/ENTITLEMENT	NEXT STEP/DEADLINE
Berkshire-Singh (MMP-00-01)	4/25/00	3	3	0	1Q/06-ARB subcommittee approved changes to 2 units	Complete construction
TOTALS		3	3	0		

RDCS PROJECTS - FISCAL YEAR 2001-02 ALLOTMENT

PROJECT & FILE #	ALLOCATION DATE	# OF UNITS	PERMITS PULLED	UNITS FINALED	DATE OF MOST RECENT ACTION/ENTITLEMENT	NEXT STEP/DEADLINE
Spring Manor (MP-98-17)	2/23/99	5	5	4	1Q/06-pulled 1 permit	Complete Construction
TOTALS		5	5	4		

RDCS PROJECTS - FISCAL YEAR 2002-03 ALLOTMENT

PROJECT & FILE #	ALLOCATION DATE	# OF UNITS	PERMITS PULLED	UNITS FINALED	DATE OF MOST RECENT ACTION/ENTITLEMENT	NEXT STEP/DEADLINE
Malaguerra-Ansuini (MP-99-26)	3/14/00	6	6	0	3Q/04-Pulled 6 permits	Complete construction
Nina Lane-Chen (MMP-02-01)	5/14/02	5	5	4	1Q/06-finaled 2 units, ARB subcommittee approved changes to 1 unit	Complete Construction
DeWitt-Marquez (MMP-02-02)	5/14/02	2	2	1	1Q/06-finaled 1 unit	Complete Construction
TOTALS		13	13	5		

RDCS PROJECTS - FISCAL YEAR 2003-04 ALLOTMENT

PROJECT & FILE #	ALLOCATION DATE	# OF UNITS	PERMITS PULLED	UNITS FINALED	DATE OF MOST RECENT ACTION/ENTITLEMENT	NEXT STEP/DEADLINE
Shafer-Bamdad (MP-01-07)	5/14/02	7	7	4	1Q/06-inspected 2 units	Complete construction
TOTALS		7	7	4		

RDCS PROJECTS - FISCAL YEAR 2004-05 ALLOTMENT

PROJECT & FILE #	ALLOCATION DATE	# OF UNITS	PERMITS PULLED	UNITS FINALED	DATE OF MOST RECENT ACTION/ENTITLEMENT	NEXT STEP/DEADLINE
Shafer-Bamdad (MP-01-07)	5/14/02	8	8	0	3Q/05-pulled 1 permit	Complete construction
Tilton-Glenrock/DUC (MP-02-03)	5/27/03	12	12	12	1Q/06-finaled 2 units	PROJECT COMPLETE
Tilton-Glenrock/DUC (MP-02-03)	3/23/04	24	24	21	1Q/06-finaled 11 units	Complete construction
Cory-San Pedro Ptnrs (MP-02-07)	5/27/03 & 3/23/04	17	17	14	1Q/06-finaled 4 units	Complete construction
Peet-Lupine Investors (MP-02-12)	5/27/03	22	22	22	1Q/06-finaled 10 units	PROJECT COMPLETE
Mission View-Mission Ranch (MP-02-15)	5/27/03	21	21	20	1Q/06-finaled 2 units	Complete construction
E. Central-Warrington South (MP-02-19)	5/27/03	14	14	12	1Q/06-finaled 6 units	Complete construction
Sunnyside-Quail Creek (MP-02-24)	5/27/03	14	14	6	1Q/06-finaled 1 units	Complete construction
Sunnyside-Quail Creek (MP-02-24)	3/23/04	4	4	0	2Q/05-pulled 4 permits	Complete construction
Supplemental Distribution						
E. Central-Central Park (MP-02-25)	3/22/04	5	5	4	1Q/06-finaled 3 unit	Complete construction
Supplemental Distribution						
Barrett-Ditri (MP-02-20)	5/27/03	6	6	0	2Q/05-pulled 6 permits	Complete construction
Watsonville-South County Housing (MP-02-26)	4/22/03	10	10	9	1Q/06-finaled 9 units	Complete construction
Hill-Gera (MP-02-17)	3/22/04	6	0	0	1Q/06-FM approved, building plan check in process	6/30/06-obtain building permits
DeWitt-Marquez (MMP-02-02)	5/14/02	2	2	2	1Q/06-finaled 2 units	PROJECT COMPLETE
Native Dancer-Quail Meadows (MMP-03-01)	4/22/03	2	2	1	1Q/06-pulled 1 permit	Complete construction
DeWitt-Marquez (MMP-03-02)	4/22/03	2	2	0	1Q/05-pulled 2 permits	Complete Construction
TOTALS		169	163	123		

RDCS PROJECTS - FISCAL YEAR 2005-06 ALLOTMENT

PROJECT & FILE #	ALLOCATION DATE	# OF UNITS	PERMITS PULLED	UNITS FINALED	DATE OF MOST RECENT ACTION/TITLEMENT	NEXT STEP/DEADLINE
Tilton-Glenrock (MP-02-03)	5/27/03	34	12	0	1Q/06-10 lot FM approved	5/30/06-Obtain building permits
Cory-San Pedro Ptnrs. (MP-02-07)	5/27/03	15	15	0	1Q/06-ELBA approved, pulled 7 permits	Complete construction
Peet-Lupine Investors (MP-02-12)	5/27/03	19	19	0	3Q/05-pulled 19 permits	Complete construction
Cochrane-Coyote Est. (MP-02-14)	5/27/03	19	19	10	1Q/06-finaled 10 units	Complete construction
Mission View-Mission Ranch (MP-02-15)	5/27/03	28	27	0	4Q/05-reassigned 1 allotment	6/30/06-Obtain building permit and commence construction
E. Central-Warmington (MP-02-19)	5/27/03	12	12	3	1Q/06-finaled 3 units	Complete construction
Sunnyside-Quail Creek (MP-02-24)	5/27/03	4	4	3	1Q/06-finaled 2 units	Complete construction
E. Central-Central Park (MP-02-25)	5/27/03	17	17	10	1Q/06-finaled 3 units	Complete construction
Barrett-Ditri (MP-02-20)	5/27/03	9	6	0	3Q/05-pulled 1 permit	BEHIND SCHEDULE 3/31/06-Obtain 3 building permits
Cochrane-Borello (MP-03-04)	4/13/04	8	0	0	1Q/06-FM approved, ELBA in process	9/1/06-Obtain building permits
E. Dunne-Delco (MP-02-06)	4/13/04	8	0	0	1Q/06-FM, ELBA, SR approved, BPC in process	5/15/06-Obtain building permits
Hill-Gera (MP-02-17)	4/13/04	3	0	0	1Q/06-FM approved, building plan check in process	6/30/06-Obtain building permits
Barrett-Odishoo (MP-02-22)	4/13/04	5	0	0	1Q/06-building plan check in process	BEHIND SCHEDULE 3/31/06-Obtain building permits
Central-South County Housing (MP-04-01)	4/13/04	9	9	9	1Q/06-finaled 9 units	PROJECT COMPLETE
Monterey-South County Housing (MP-04-02)	4/13/04	54	0	0	1Q/06-building plan check in process	4/30/06-Obtain balance of building permits
Native Dancer-Quail Meadows (MMP-03-01)	4/22/03	4	0	0	1Q/06-building plan check in process for 1 unit	6/30/07-Building plan submittal due
DeWitt-Marquez (MMP-03-02)	4/22/01	1	1	0	3Q/05-pulled 1 permit	Complete construction
DeWitt-Latala (MMP-03-06)	4/13/04	3	3	0	1Q/06-FM approved, pulled 2 permits	Complete construction
TOTALS		252	144	35		

RDCS PROJECTS - FISCAL YEAR 2006-07 ALLOTMENT

PROJECT & FILE #	ALLOCATION DATE	# OF UNITS	PERMITS PULLED	UNITS FINALED	DATE OF MOST RECENT ACTION/ENTITLEMENT	NEXT STEP/DEADLINE
Tilton-Glenrock (MP-02-03)	5/27/03	20	0	0	4Q/05-DAA approved	7/30/06-FM submittal due
Peet-Lupine Investors (MP-02-12)	5/27/03	12	0	0	4Q/05-FM in process	6/30/06-BP submittal due
Peet-Lupine Investors (MC-04-25)	3/1/05	18	0	0	4Q/05-FM in process	3/31/06-BP submittal due
Cochrane-Coyote Est. (MP-02-14)	5/27/03	20	0	0	1Q/06-FM approved	9/30/06-Obtain building permits
Mission View-Mission Ranch (MP-02-15)	5/27/03	16	0	0	1Q/06-FM in approved	9/30/06-Obtain building permits
Mission View-Mission Ranch (MC-04-26)	3/1/05	18	0	0	3Q/05-SD, DA approved	7/30/06-FM submittal due
Cochrane-Borello (MP-03-04)	4/13/04	7	0	0	1Q/06-FM approved	6/30/06-Building plan submittal due
Wright-Dividend (MP-04-27)		6	0	0	1Q/06-ZA, SD, DA, SR approved	6/28/06-FM submittal due
E. Dunne-Delco (MC-04-12)	3/1/05	13	0	0	1Q/06-SR, ELBA, FM approved, building plan check in process	9/30/06-Obtain building permits
Barrett-Odishoo (MC-04-13)	3/1/05	13	0	0	4Q/05-ZA, SD, DA, SR approved, FM in process	7/30/06-FM submittal due
Central-Delco/Hu (MC-04-14)	3/1/05	19	0	0	1Q/06-ZA, SD, DA approved, FM in process	7/30/06-Building plan submittal due
E. Main-Thrust (MC-04-19)	3/1/05	13	0	0	2Q/05-ZA, SD, DA in process	BEHIND SCHEDULE 2/1/06-FM submittal due
Jarvis-South Valley Developers (MC-04-22)	3/1/05	36	0	0	4Q/05-ZA, SD, DA in process	BEHIND SCHEDULE 2/1/06-FM submittal due
Church-Alcini (MC-04-15)	3/1/05	14	0	0	3Q/05-ZA, SD, DA in process	BEHIND SCHEDULE 2/1/06-FM submittal due
Del Monte-Giovanni (MMC-04-05)	3/1/05	6	0	0	3Q/05-SD, DA in process	BEHIND SCHEDULE 2/1/06-FM submittal due
San Pedro-Ahmadi (MMC-04-06)	3/1/05	1	0	0	1Q/06-ZA, SD, DA approved	5/30/06-FM submittal due
Ginger-Custom One (MMC-04-07)	3/1/05	5	0	0	3Q/05-SD, DA in process	BEHIND SCHEDULE 2/1/06-FM submittal due
E. Dunne-Kruse (MMC-04-10)	3/1/05	3	0	0	3Q/05-SD, DA in process	BEHIND SCHEDULE 2/1/06-FM submittal due

Depot-The Granary (MC-05-12)	2/14/06	6	0	0	0	2/14/2006-allotments awarded	9/1/06-SD, DA, SR submittals due
Monterey-Gunter (MC-05-03)	2/14/06	4	0	0	0	2/14/2006-allotments awarded	9/1/06-SD, DA, SR submittals due
TOTALS		250	0	0	0		

RDCS PROJECTS - FISCAL YEAR 2007-08 ALLOTMENT

PROJECT & FILE #	ALLOCATION DATE	# OF UNITS	PERMITS PULLED	UNITS FINALED	DATE OF MOST RECENT ACTION/ENTITLEMENT	NEXT STEP/DEADLINE
San Pedro-Alcini (MP-04-17)	3/1/05	4	0	0	3/1/05-allotments awarded	9/1/06-SD, ZA, DA submittals due
Wright-Dividend (MC-04-27)	3/1/05	9	0	0	1Q/06-ZA, DA, SD, SR approved	6/28/06-FM submittal due
Tilton-Glenrock (MP-02-03)	3/1/05	15	0	0	4Q/05-DAA approved	7/30/07-FM submittal due
E. Dunne-Delco (MC-04-12)	3/1/05	5	0	0	1Q/06-ELBA, SR approved	7/30/07-FM submittal due
Barrett-Odishood-MC-04-13)	3/1/05	5	0	0	4Q/05-SR approved	7/30/07-FM submittal due
Central-Delco/Hu (MC-04-14)	3/1/05	5	0	0	1Q/06-ZA, SD, DA approved	2/1/07-FM submittal due
E. Main-Thrust (MC-04-19)	3/1/05	5	0	0	2Q/05-ZA, SD, DA in process	2/1/07-FM submittal due
Jarvis-South Valley Developers (MC-04-22)	3/1/05	13	0	0	4Q/05-ZA, SD, DA in process	2/1/07-FM submittal due
Peet-Lupine Investors (MC-04-25)	3/1/05	6	0	0	3Q/05-SD, DA approved	2/1/07-FM submittal due
Mission View-Mission Ranch (MC-04-26)	3/1/05	15	0	0	3Q/05-SD, DA approved	7/30/07-FM submittal due
Barrett-Syncon (MC-04-21)	3/1/05	13	0	0	4Q/05-ZA, SD, DA in process	2/1/07-FM submittal due
Diana-Chan (MC-04-04)	3/1/05	13	0	0	3/1/05-allotments awarded	9/1/06-ZA, SD, DA submittal due
Taylor-Murray (MMC-04-09)	3/1/05	2	0	0	3/1/05-allotments awarded	9/1/06-ZA, SD, DA submittal due
Depot-Granary (MC-05-12)	2/14/06	6	0	0	2/14/06-allotments awarded	9/1/06-ZA, SD, DA submittal due
Jarvis-South County Housing (MC-05-02)	2/14/06	54	0	0	2/14/06-allotments awarded	9/1/06-ZA, SD, DA submittal due
Monterey-Alcini (MC-05-05)	2/14/06	30	0	0	2/14/06-allotments awarded	9/1/06-ZA, SD, DA submittal due
E. Main-Ahlin (MC-05-06)	2/14/06	50	0	0	2/14/06-allotments awarded	9/1/06-ZA, SD, DA submittal due
TOTALS		250	0	0		

RDCS PROJECTS - FISCAL YEAR 2008-09 ALLOTMENT

PROJECT & FILE #	ALLOCATION DATE	# OF UNITS	PERMITS PULLED	UNITS FINALED	DATE OF MOST RECENT ACTION/ENTITLEMENT	NEXT STEP/DEADLINE
San Pedro-Alcini (MP-04-17)	4/6/05	8	0	0	4/6/05-allotments awarded	9/1/06-SD, ZA, DA submittals due
Tilton-Glenrock (MP-02-03)	4/6/05	15	0	0	3Q/05-DAA in process	7/30/08-FM submittal due
E. Dunne-Delco (MC-04-12)	4/6/05	8	0	0	3Q/05-ZA, DA, SD approved, SR & FM in process	7/30/08-FM submittal due
Barrett-Odishoo-MC-04-13)	4/6/05	13	0	0	4Q/05-SR approved	7/30/08-FM submittal due
Central-Delco/Hu (MC-04-14)	4/6/05	15	0	0	3Q/05-SA, SD, DA in process	9/1/06-SR submittal due
E. Main-Thrust (MC-04-19)	4/6/05	8	0	0	2Q/05-ZA, SD, DA in process	9/1/06-SR submittal due
Jarvis-South Valley Developers (MC-04-22)	4/6/05	15	0	0	4Q/05-ZA, SD, DA in process	2/1/08-FM submittal due
Peet-Lupine Investors (MC-04-25)	4/6/05	12	0	0	3Q/05-SD, DA approved	3/31/08-building plan submittal due
Mission View-Mission Ranch (MC-04-26)	4/6/05	15	0	0	3Q/05-SD, DA approved	7/30/08-FM submittal due
Barrett-Syncon (MC-04-21)	4/6/05	5	0	0	4Q/05-ZA, SD, DA in process	2/1/07-FM submittal due
Diana-Chan (MC-04-04)	4/6/05	5	0	0	4/6/05-allotments awarded	9/1/06-SD, ZA, DA submittals due
Taylor-Murray (MMC-04-09)	4/6/05	3	0	0	3/1/05-allotments awarded	9/1/06-ZA, SD, DA submittals due
Monterey-Sherman House (MC-05-04)	2/14/06	7	0	0	2/14/06-allotments awarded	9/1/07-ZA, SD, DA submittals due
Monterey-Gunter (MC-05-03)	2/14/06	1	0	0	2/14/06-allotments awarded	9/1/06-ZA, SD, DA submittal due
Jarvis-South County Housing (MC-05-02)	2/14/06	41	0	0	2/14/06-allotments awarded	9/1/06-ZA, SD, DA submittal due
E. Central-Urban Housing (MC-05-09)	2/14/06	12	0	0	2/14/06-allotments awarded	9/1/07-ZA, SD, DA submittals due
Diana-EAH (MC-05-08)	2/14/06	10	0	0	2/14/06-allotments awarded	9/1/07-ZA, SD, DA submittals due
E. Main-Ahlin (MC-05-06)	2/14/06	43	0	0	2/14/06-allotments awarded	9/1/06-ZA, SD, DA submittal due
E. Third-Glenrock (MC-05-11)	2/14/06	14	0	0	2/14/06-allotments awarded	9/1/07-ZA, SD, DA submittals due
TOTALS		250	0	0		

RDCS PROJECTS - FISCAL YEAR 2009-10 ALLOTMENT

PROJECT & FILE #	ALLOCATION DATE	# OF UNITS	PERMITS PULLED	UNITS FINALED	DATE OF MOST RECENT ACTION/ENTITLEMENT	NEXT STEP/DEADLINE
Monterey-Gunter (MC-05-03)	3/1/06	10	0	0	3/1/06-allotments awarded	9/1/06-ZA, SD, DA submittal due
E. Central-Urban Housing (MC-05-09)	3/1/06	37	0	0	3/1/06-allotments awarded	9/1/07-ZA, SD, DA submittals due
Diana-EAH (MC-05-08)	3/1/06	70	0	0	3/1/06-allotments awarded	9/1/07-ZA, SD, DA submittals due
E. Main-Ahlin (MC-05-06)	3/1/06	6	0	0	3/1/06-allotments awarded	9/1/06-ZA, SD, DA submittal due
E. Third-Glentrock (MC-05-11)	3/1/06	43	0	0	3/1/06-allotments awarded	9/1/07-ZA, SD, DA submittals due
TOTALS		166	0	0		

GRAND TOTALS FOR ALL RDCS PROJECTS (Through 2008-09)

	1372	336	171	
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Note: For calendar year 2006 YTD (including non-RDCS projects), permits for 27 units have been pulled, 85 units were finalized and 3 units were demolished.

SETASIDE STATUS**PARTIALLY COMPLETED AND ONGOING PROJECTS**

<u>Allotment Setaside</u>	<u>Total #</u>	<u>Allocated</u>	<u>Remaining</u>
FY-2004-05	6	0	6
FY-2005-06	0	0	0
FY-2006-07	6	6	0
FY-2007-08	36	36	0
FY-2008-09	<u>42</u>	<u>42</u>	<u>0</u>
Totals	90	84	6

AFFORDABLE SETASIDE STATUS

<u>Allotment Setaside</u>	<u>Total #</u>	<u>Allocated</u>	<u>Remaining</u>
FY-2005-06	65	65	0
FY-2006-07	0	0	0
FY-2007-08	54	54	0
FY-2008-09	53	53	0
FY-2009-10	<u>37</u>	<u>37</u>	<u>0</u>
Totals	209	209	0

MICRO SETASIDE STATUS

<u>Allotment Setaside</u>	<u>Total #</u>	<u>Allocated</u>	<u>Remaining</u>
FY-2005-06	8	8	0
FY-2006-07	15	15	0
FY-2007-08	2	2	0
FY-2008-09	<u>3</u>	<u>3</u>	<u>0</u>
Totals	28	28	0

SMALL VERTICAL MIXED USE SETASIDE STATUS

<u>Allotment Setaside</u>	<u>Total #</u>	<u>Allocated</u>	<u>Remaining</u>
FY-2006-07	10	10	0
FY-2007-08	6	6	0
FY-2008-09	8	8	0
FY-2009-10	<u>10</u>	<u>10</u>	<u>0</u>
Totals	34	34	0

DOWNTOWN AREA OPEN MARKET SETASIDE STATUS

<u>Allotment Setaside</u>	<u>Total #</u>	<u>Allocated</u>	<u>Remaining</u>
FY-2006-07	14	14	0
FY-2007-08	80	80	0
FY-2008-09	67	67	0
FY-2009-10	<u>119</u>	<u>119</u>	<u>0</u>
Totals	280	280	0

SMALL PROJECT COMPETITION SETASIDE STATUS

<u>Allotment Setaside</u>	<u>Total #</u>	<u>Allocated</u>	<u>Remaining</u>
FY-2006-07	13	13	0
FY-2007-08	13	13	0
FY-2008-09	<u>8</u>	<u>8</u>	<u>0</u>
Totals	34	34	0



MEMORANDUM

To: Planning Commission
From: Business Assistance and Housing Services Department
Subject: Bi-Annual Vacancy Survey

Date: April 25, 2006

REQUEST Accept the survey results and establish the vacancy rate for April 2006.

RECOMMENDATION It is recommended that the Planning Commission accept the survey results which establish the vacancy rate for April 2006 at 3.73%.

BACKGROUND: According to the Morgan Hill Municipal Code, Chapter 17.36 relating to Condominium Conversions, the apartment vacancy rate shall be determined in April and in October of each year on the basis of a representative sampling of apartment buildings. The vacancy rate survey must be submitted and accepted by both the Planning Commission and the City Council.

The most recent multi-family housing estimates from the State Department of Finance indicate a total of 1,895 multi-family units. Survey results account for over 50% of all such units; senior housing units are not included in the sampling but are included as supplemental information. Also, for general information purposes, included is a brief summary of current rent rates as compared to rent rates reported six months ago.

VACANCY RATE SURVEY RESULTS

PROJECT	UNITS	VACANT 04/06	VACANT 10/05
Cochrane Village	16	5	4
Country Realty	49	2	1
Crest Avenue Apartments	28	2	5
Depot Commons	12	1	2
Jasmine Square	72	6	0
La Crosse Village	80	2	3
Las Casas de San Pedro	64	0	0
Monte Vista	138	5	7
Morgan Hill Apartments	25	0	1
Morgan Hill Ranch Family	80	2	0
Murphy Ranch I	62	0	0
Murphy Ranch II	38	0	0
Quail Ridge	27	0	0
San Pedro Gardens	20	0	0
Skeels Apartments	13	0	0
Terracina I Apartments	76	0	4
Terracina II Apartments	72	2	2
Villa Ciolino	42	4	3
Villa Teresa	30	1	1
Village Avante	112	3	6
Vineyard Court Apts.	50	5	0
Willows (The)	20	2	0
Sub-total:	1,126	29	39
		Vacant: 3.73%	Vacant: 3.46%

VACANCY RATE: It is recommended that the Planning Commission accept the survey result which establishes the vacancy rate for April 2006 at 3.73%.

RENTAL RATE COMPARISON

		April 2006	Total	October 2005
1)	Cochrane Village	1 bdrm.: \$831 - \$907	2	\$654 - \$907
		2 bdrm.: \$771 - \$1,076	8	\$771 - \$1,076
		3 bdrm.: \$886 - \$1,131	5	\$886 - \$1,242
		4 bdrm.: \$1,379	1	\$984 - \$1,379
2)	Country Realty:	Studio: \$750	6	\$750
		1 bdrm.: \$850	20	\$850
		2 bdrm.: \$1,375	31	\$1,350
		3 bdrm.: \$1,450	4	\$1,450
3)	Crest:	2 bdrm.: \$843 - \$925	28	\$925
4)	Depot Commons:	Studio: \$450	12	\$450
5)	Jasmine Square	1 bdrm.: \$545 - \$750	24	\$545 - \$750
		2 bdrm.: \$650 - \$885	26	\$650 - \$885
		3 bdrm.: \$750 - \$1,105	20	\$750 - \$1,105
		4 bdrm.: \$1,290	2	\$1,290
6)	La Crosse Village:	1 bdrm.: \$1,210 - \$1,240	16	\$1,210 - \$1,240
		2 bdrm.: \$1,460 - \$1,550	64	\$1,460 - \$1,550
7)	Las Casas de San Pedro	1 bdrm.: \$1,100 - \$1,125	10	\$1,100 - \$1,125
	Downstairs	2 bdrm.: \$1,250	32	\$1,195
	Upstairs	2 bdrm.: \$1,195	22	\$1,250
	Cottage:	2 bdrm.: \$1,300	10	\$1,295
8)	Monte Vista:	1 bdrm.: \$1,290 - \$1,340	58	\$1,215 - \$1,260
		2 bdrm.: \$1,490 - \$1,550	79	\$1,470 - \$1,535
		3 bdrm.: \$1,670	1	\$1,700
9)	Morgan Hill Apts.:	Studio: \$575 - \$595	3	\$575
		1 bdrm.: \$675 - \$745	19	\$675 - \$745
		2 bdrm.: \$825	3	\$825
10)	Morgan Hill Ranch:	1 bdrm.: \$654 - \$907	14	\$654 - \$907
	Family Housing	2 bdrm.: \$771 - \$1,076	32	\$771 - \$1,076
		3 bdrm.: \$886 - \$1,246	31	\$886 - \$1,246
		4 bdrm.: \$984 - \$1,379	3	\$984 - \$1,379
11)	Murphy Ranch I	2 bdrm.: \$425 - \$1,126	32	\$405 - \$1,126
		3 bdrm.: \$469 - \$1,301	24	\$469 - \$1,301
		4 bdrm.: \$547 - \$1,449	6	\$525 - \$1,449

RENTAL RATE COMPARISON (continued)

		April 2006	Total	October 2005
12)	Murphy Ranch II	2 bdrm: \$947 - \$1,126	12	\$947 - \$1,126
		3 bdrm: \$1,074 - \$1,301	24	\$1,074 - \$1,301
		4 bdrm: \$1,219 - \$1,449	2	\$1,219 - \$1,449
13)	Quail Ridge:	1 bdrm.: \$1,075	11	\$1,075
		2 bdrm.: \$1,175	16	\$1,175
14)	San Pedro Gardens:	2 bdrm.: \$529	10	\$539 - \$998
		3 bdrm.: \$580	10	\$580
15)	Skeels	Studio: \$400	13	\$400
16)	Terracina I:	1 bdrm.: \$951	18	\$951
		2 bdrm.: \$1,127 - \$1,366	34	\$1,099
		3 bdrm.: \$1,304 - \$1,580	22	\$1,308
		4 bdrm.: \$1,451	2	\$1,456
17)	Terracina II	1 bdrm: \$649 - \$948	8	\$652 - \$951
		2 bdrm: \$769 - \$1,127	32	\$773 - \$1,131
		3 bdrm: \$890 - \$1,304	24	\$894 - \$1,308
18)	Villa Ciolino	1 bdrm: \$522 - \$849	12	\$545 - \$823
		2 bdrm: \$684 - \$1,010	17	\$664 - \$973
		3 bdrm: \$712 - \$1,168	13	\$690 - \$1,132
19)	Villa Teresa	1 bdrm.: \$850	28	\$800
		2 bdrm.: \$1,050	2	\$1,050
20)	Village Avante:	2 bdrm.: \$721 - \$1,169	8	\$669 - \$1,169
		3 bdrm.: \$833 - \$1,352	39	\$772 - \$1,352
		4 bdrm.: \$925 - \$1,483	45	\$857 - \$1,483
		5 bdrm.: \$1,018 - \$1,664	20	\$943 - \$1,664
21)	Vineyard Court	2 bdrm.: \$1,600 - \$1,725	50	\$1,600 - \$1,725
22)	Willows (The)	2 bdrm.: \$548 - \$918	5	\$537 - \$912
		3 bdrm.: \$614 - \$941	6	\$602 - \$935
		4 bdrm.: \$716 - \$1,102	8	\$702 - \$1,095

SENIOR RENTAL PROJECTS:**RENT RATE COMPARISON****April 2006/October 2005****Vacant 04/06****Vacant 10/05**

Shadowbrook:

1 bdrm.: \$800/\$800

0

1

(27 units)

2 bdrm.: \$1,000/\$1,100

0

0

Sycamore Glen:

Studio: 1/3 of income

0

0

(20 units, incl. Mgr.'s)

1 bdrm: 1/3 of income

1

1

TOTAL UNITS: 47/47:**1****2****SENIOR VACANCY RATE:****2.13%****4.26%**



BI-ANNUAL VACANCY RATE SURVEY APRIL 2006

PROJECT	# OF UNITS	RENT AMOUNT	# VACANT
COCHRANE VILLAGE	16 UNITS TOTAL*		CONTACT: (408) 778-7318
1 BDRM	2	\$831 - \$907	2
2 BDRM	8	\$771 - \$1,076	2
3 BDRM	5	\$886 - \$1,131	1
4 BDRM	1	\$984 - \$1,379	0
COUNTRY REALTY	49 UNITS TOTAL		CONTACT: (408) 778-1330
STUDIO	6	\$750	0
1 BDRM.	16	\$850	0
2 BDRM.	27	\$1,375	2
3 BDRM	4	\$1,450	0
CREST AVENUE APT ASSOC.	28 UNITS TOTAL*		CONTACT: (408) 842-5484
2 BDRM.	28	\$843 - \$925	2
DEPOT COMMONS (Co-housing complex)	12 UNITS TOTAL*		CONTACT: (408) 842-5484
STUDIO	12	\$450	1
JASMINE SQUARE	72 UNITS TOTAL*		CONTACT: (408) 842-5484
1 BDRM	24	\$545 - \$750	0
2 BDRM	26	\$650 - 885	5
3 BDRM	19	\$750 - \$1,105	1
4 BDRM	2	\$1,290	0
LA CROSSE VILLAGE	80 UNITS TOTAL		CONTACT: (408) 779-6577
1 BDRM	16	\$1,210 - \$1,240	0
2 BDRM.	64	\$1,460 - \$1,550	2
LAS CASAS DE SAN PEDRO	64 UNITS		CONTACT: (408) 779-4465
10 units	1 BDRM.	\$1,100 - \$1,125	0
22 units	2 BDRM. (Downstairs)	\$1,250	0
22 units	2 BDRM. (Upstairs)	\$1,195	0
10 units	2 BDRM. (Cottage)	\$1,300	0

APRIL 2006

PROJECT	# OF UNITS	RENT AMOUNT	# VACANT
MONTE VISTA	138 UNITS TOTAL		CONTACT: (408) 779-8986
1 BDRM.	58	\$1,290 - \$1,340	2
2 BDRM	79	\$1,490 - \$1,550	3
3 BDRM.	1	\$1,670	0
MORGAN HILL APTS	25 UNITS TOTAL		CONTACT: (408) 779-1271
STUDIO	3	\$575 - \$595	0
1 BDRM	19	\$675 - \$745	0
2 BDRM	3	\$825	0
MORGAN HILL RANCH FAMILY HOUSING	80 UNITS TOTAL*		CONTACT: (408) 778-7318
1 BDRM	14	\$654 - \$907	1
2 BDRM	32	\$771 - \$1,076	1
3 BDRM	31	\$886 - \$1,131	0
4 BDRM	3	\$984 - \$1,379	0
MURPHY RANCH I	62 UNITS TOTAL*		CONTACT: (408) 782-2084
2 BDRM	32	\$425 - \$1,126	0
3 BDRM	24	\$469 - \$1,301	0
4 BDRM	6	\$547 - \$1,449	0
MURPHY RANCH II	38 UNITS TOTAL*		CONTACT: (408) 782-2084
2 BDRM	12	\$929 - \$1,126	0
3 BDRM	24	\$1,074 - \$1,301	0
4 BDRM	2	\$1,195 - \$1,449	0
QUAIL RIDGE	27 UNITS TOTAL		CONTACT: (408) 779-9325
1 BDRM	10	\$1,075	0
2 BDRM	17	\$1,175	0
SAN PEDRO GARDENS	20 UNITS TOTAL*		CONTACT: (408) 361-4608
2 BDRM	10	\$529	0
3 BDRM	10	\$580	0
SKEELS BUILDING	13 UNITS*		CONTACT: (408) 842-5484
STUDIO	13	\$400	0
TERRACINA I @ MORGAN HILL	76 UNITS*		CONTACT: (408) 782-1034
1 BDRM	18	\$948 - \$1,147	0
2 BDRM	34	\$1,127 - \$1,366	0
3 BDRM	22	\$1,304 - \$1,580	0
4 BDRM	2	\$1,451	0

APRIL 2006

PROJECT	# OF UNITS	RENT AMOUNT	# VACANT
TERRACINA II @ MORGAN HILL	72 UNITS*		CONTACT: (408) 782-1034
1 BDRM	16	\$649 - \$948	0
2 BDRM	32	\$769 - \$1,127	0
3 BDRM	24	\$890 - \$1,304	2
VILLA CIOLINO	42 UNITS*		CONTACT: (408) 842-5484
1 BDRM	12	\$522 - \$849	2
2 BDRM	17	\$684 - \$1,010	2
3 BDRM	13	\$712 - \$1,168	0
VILLA TERESA	30 UNITS		CONTACT: (408) 776-9877
1 BDRM	28	\$850	1
2 BDRM	2	\$1,050	0
VILLAGE AVANTE	112 UNITS*		CONTACT: (408) 779-4361
2 BDRM	8	\$721 - \$1,169	0
3 BDRM	39	\$833 - \$1,352	0
4 BDRM	48	\$925 - \$1,483	2
5 BDRM	17	\$1,018 - \$1,664	1
VINEYARD COURT	50 UNITS TOTAL		CONTACT: (408) 778-3237
2 BDRM	50	\$1,600 - \$1,725	5
WILLOWS (THE)	20 UNITS TOTAL*		CONTACT: (408) 842-5484
2 BDRM	5	\$548 - \$918	0
3 BDRM	6	\$614 - \$941	1
4 BDRM	8	\$716 - \$1,102	1

TOTAL APARTMENT HOUSING UNITS LISTED ABOVE: 1,126

Rents listed are established for the month of April 2006 and are subject to change in accordance with the owner/manager's policy.

*Applicants must meet certain income limits to be eligible to rent one of these units. Call number listed for additional information.

SENIOR RENTAL PROJECTS VACANCY SURVEY – APRIL 2006

PROJECT	# OF UNITS	RENT AMOUNT	# VACANT
SHADOWBROOK	27 UNITS		CONTACT: (408) 778-2504
21 units	1 BDRM	\$800	0
6 units	2 BDRM.	\$1,000	0
SYCAMORE GLEN	20 UNITS*		CONTACT: (408) 842-5484
6 units	STUDIO	1/3 of	0
14 units (1 Manager's)	1 BDRM.	Income	1

TOTAL SENIOR HOUSING UNITS LISTED ABOVE: 47

Rents listed are established for the month of April 2006 and are subject to change in accordance with the owner/manager's policy.

*Applicants must meet certain income limits to be eligible to rent one of these units. Call number listed for additional information.